The Washington Post

Prices may vary in areas outside metropolitan Washington. RE V1 V2 V3 V4

Very hot, humid 100/76 • Tomorrow: T-storm 98/72 B8 — *Democracy Dies in Darkness* — WEDNESDAY, SEPTEMBER 6, 2023 · $3

Insurance costs crash down on drivers

Industry blames a rise in repair outlays and disaster-related claims

BY ELI TAN AND AARON GREGG

U.S. drivers' car insurance premiums have skyrocketed, with average rates in some states rising more than 50 percent over the past year — and more hikes expected to come.

According to the Bureau of Labor Statistics, car insurance for U.S. drivers in July was 16 percent more expensive than in July 2022, and 70 percent more expensive than in 2013.

Kalisa Hobbs, who lives near the northern shore of Louisiana's Lake Pontchartrain, said the cost of her auto coverage jumped almost 30 percent this year when State Farm added hundreds of dollars to her annual premium, raising it to $1,806.

"I'm not going to go hungry or homeless, but like everybody else I live on a budget, and when that budget gets interrupted, it's difficult," said Hobbs, 56, who works as a communications manager at a paper mill. "It's just on my credit card, and I'll pay it off when I can."

Insurers and state regulators say claims now cost more because newer cars cost more to repair. They also point to an

SEE INSURANCE ON A20

Top Marine stays frosty in crossfire of culture war

BY DAN LAMOTHE

Gen. Eric M. Smith has a vision for furthering the Marine Corps' transformation from a force shaped by two decades of counterinsurgency warfare into one that's optimized for a great-power clash, possibly with China.

He can't share it with anyone, though.

The United States, Smith said in a recent interview, finds itself in an "interwar period" and must take full advantage of peacetime to regroup and advance new fighting concepts.

But the general, selected by President Biden to become the Marines' next top officer, is one of more than 300 senior military leaders whose nominations are on hold, caught in an acrimonious months-long dispute between Sen. Tommy Tuberville (R-Ala.) and the administration stemming from the Pentagon's abortion policy. And so, Smith said, for now he must "ruthlessly adhere" to admonitions from the Senate that he not presume his next assignment is assured.

"People say, 'What's your commandant's planning guidance?'" Smith said, referring to a major document that the Marine Corps leader typically distributes at the outset of his term, to set priorities and expectations for the 200,000 active-duty troops and reservists under his command. The general's reply: "You'll have to ask the 39th commandant when that person is confirmed," he said, "because I cannot work on that document."

At 58, Smith is battle-tested — in Iraq, in Afghanistan and, equally importantly, in Washing-

SEE MARINES ON A7



PHOTOS BY CHRISTOPHER LEE FOR THE WASHINGTON POST

Antiabortion drive hits a roadblock

Highway travel through localities is the movement's latest target, but one Texas town is resisting

BY CAROLINE KITCHENER

LLANO, TEX. — No one could remember the last time so many people had packed into City Hall.

As the meeting began on a late August evening, residents spilled out into the hallway, the brim of one cowboy hat kissing the next, each person jostling for a look at the five council members who would decide whether to make Llano the third city in Texas to outlaw what some antiabortion activists call "abortion trafficking."

For well over an hour, the people of Llano — a town of about 3,400 deep in Texas Hill Country — approached the podium to speak out against abortion. While the procedure was now illegal across Texas, people were still driving women on Llano roads to reach abortion clinics in other states, the residents had been told. They said their town had a responsibility to "fight the murders."

The cheers after each speech grew

SEE ABORTION ON A8



TOP: Mark Lee Dickson, left, the activist behind the idea to make it illegal to use a locality's roads to transport someone out of state to get an abortion, listens at the Llano council meeting. ABOVE: He displays a map of places that have passed similar laws.

22 years for a top plotter of Jan. 6

EX-PROUD BOYS LEADER SENTENCED

Tarrio gets longest term so far in Capitol riot

BY TOM JACKMAN AND SPENCER S. HSU

Former Proud Boys leader Henry "Enrique" Tarrio, described by a judge as "the ultimate leader" who "was motivated by revolutionary zeal" in organizing members of his far-right group to spark the breach of the U.S. Capitol, was sentenced Tuesday to 22 years in prison, the longest sentence yet among the hundreds convicted of disrupting the peaceful transfer of presidential power on Jan. 6, 2021.

Tarrio, 39, was convicted of seditious conspiracy and obstructing the congressional proceeding meant to confirm the 2020 presidential election as part of a riot that U.S. District Judge Timothy J. Kelly said broke America's long democratic tradition of peaceful transfers of power. Tarrio was the last of five Proud Boys to be sentenced after all were convicted in May following a 15-week trial.

Tarrio, of Miami, was convicted even though he wasn't in Washington on Jan. 6. He had been arrested two days earlier for burning a Black Lives Matter flag torn down from a D.C. church during an earlier protest in the city following President Donald Trump's defeat. He was banned from the city as a result.

But prosecutors said he had recruited people to join in a violent assault on the Capitol on Jan. 6 to keep Trump in power and messaged them "Don't f---ing leave" as they led the storming of the building, causing the electoral vote count to stop for about six hours. Kelly cited that message Tuesday in ruling that Tarrio still had a leadership role on Jan. 6, even if he wasn't in D.C. Tarrio denied planning an incursion into the Capitol and gave interviews after the riot saying he did not endorse that move by multiple Proud Boys, some of whom

SEE TARRIO ON A4

The heat-beaters come out at night



BRIDGET BENNETT FOR THE WASHINGTON POST

Night basketball at Desert Breeze Park in Las Vegas in July typifies a trend during this brutally hot summer in many parts of the country: To avoid the worst of daytime heat, Americans have been moving outdoor activities to sundown and after dark, and some to early mornings. **Story, A10-11**

N. Korea cracks open its doors after pandemic

Near-total covid isolation recedes as diplomacy, commerce inch forward

BY MIN JOO KIM

SEOUL — North Korean leader Kim Jong Un was a master of social distancing long before the covid-19 pandemic, as head of a totalitarian state that has exerted tight control on its contacts with the outside world for seven decades. But even by Kim's standards, the last 3½ years have been extraordinary.

North Korean authorities shut down international borders at the beginning of the pandemic in 2020. Almost all cross-border exchanges, including tourism, diplomatic visits, aid deliveries and trade, were restricted to prevent the coronavirus from infiltrating the country's poor health-care system.

Now, the state is cracking open its doors.

North Korea's flagship airline Air Koryo restarted services late last month from Pyongyang to Beijing and the Russian port city of Vladivostok. Freight transport by rail and waterways had already been increasing months before the resumption of passenger travel.

Kim himself is expected to make a rare trip to Russia to meet Russian counterpart Vladimir Putin later this month, his first known international trip since the pandemic closure, U.S. officials said Monday. Washington has accused Moscow of illegally seeking North Korean munitions for use in Ukraine.

The Kim regime exploited the coronavirus as an excuse to impose even more control on people's economic and social rights, experts and human rights advocates say. North Korea's civilian

SEE NORTH KOREA ON A14

IN THE NEWS

Struck down again A U.S. court panel rejected Alabama's latest congressional map, saying the legislature didn't follow an order to comply with the Voting Rights Act. A3

Emotional support emu A Virginia man wins his months-long legal fight to be able to keep his pet, but the victory is bittersweet. B1

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President Biden, who didn't protest or fight during the Vietnam War, is set to visit Hanoi. A2

Texas Attorney General Ken Paxton's impeachment trial got underway in the state Senate. A6

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DEMETRIUS FREEMAN/THE WASHINGTON POST

President Biden's upcoming visit to Vietnam could cement a pivotal U.S.-Vietnam alliance, a change from bitter enmity during America's most polarizing war.

Biden Vietnam trip comes without the baggage

BY MATT VISER

Joe Biden once explained his lack of interest in the Vietnam War protest movement — for many, the defining cause of his generation — with a simple answer.

"I wore sports coats. You're looking at a middle-class guy," Biden told reporters in 1987. "I am who I am. I'm not big on flak jackets and tie-dyed shirts and — you know, that's not me."

On Sunday, the man in the sports coat will finally arrive in Vietnam.

Biden visits Hanoi on a stop aimed at reorienting the Pacific region as a counterbalance to China. As he is feted by his hosts, he will seek to launch an elevated partnership. He will also offer to help find remains of Vietnamese soldiers who went missing during the war.

It will be the first time that Biden, who has visited dozens of nations and whose generation was engulfed by the Vietnam War, has set foot in the country.

The trip will not be complicated by the personal history that many Americans of his generation have with the region. Biden never served in Vietnam, unlike the late Sen. John McCain (R-Ariz.), whom he befriended; gave soaring antiwar speeches, unlike Robert F. Kennedy, whom he admired; or agonized publicly over the conflict, unlike John F. Kerry, whom he worked alongside for decades and who will be joining him on the trip.

Yet the visit could cement a remarkable shift in U.S.-Vietnam relations, from bitter enmity during America's most polarizing war to a pivotal alliance.

"This trip is different," said Thomas Vallely, a Marine veteran who has participated in planning Vietnam trips for nearly every president for decades and will be in Hanoi for this one. "This trip is changing the dynamic between the two countries into a strategic partnership. Historically, this is the biggest trip — this is the biggest trip of the presidents so far."

Bill Clinton, whose own presidential candidacy was nearly derailed by a controversy over his draft deferments, was the first U.S. president to visit Vietnam after the war, heading there in November 2000. Since then, every president has traveled to the country.

President Barack Obama and the late Anthony Bourdain met in Hanoi in 2016 for bun cha and beer. It was the scene of Donald Trump's meeting with North Korean leader Kim Jong Un in 2019. Senators have made pilgrimages there as well — most famously McCain, who in 2009 visited the prison known as the Hanoi Hilton, where he was tortured and held for five years as a prisoner of war.

Former senator Chuck Hagel (R-Neb.), a friend and Senate colleague of Biden's for many years, said Biden sought to learn the lessons of Vietnam despite not personally experiencing the conflict.

"I don't think it was a dominant frame of reference, but it was a frame of reference," Hagel said. "We all learn from history, or we should. With Joe's immense focus on foreign policy … sure, he used Vietnam as a frame of reference, lessons learned."

Biden, born in 1942, was in many ways part of the '60s generation, but his sister once said he was not the kind to join street demonstrations. He has been a respecter of institutions, one who tries to change them from within rather than protest from the outside.

"That's Joe," Valerie Biden Owens told biographer Jules Witcover. "He wasn't the equivalent of a woman bra-burner."

Biden received five draft deferments, mostly as an undergraduate at the University of Delaware and a law student at Syracuse. In 1968, following a physical exam, he was exempted from service because he'd had asthma as a teenager.

Biden once recalled walking with law school classmates to the Varsity Pizza Shop when they spotted antiwar student protesters hanging out of windows after taking over an administrative building. "We looked up and said, 'Look at those assholes,'" Biden later wrote. "That's how far apart from the antiwar movement I was."

But when he ran for Senate in 1972, his campaign was built on recruiting young students who could vote at 18 for the first time, many of them animated by the antiwar movement. Biden has long shown a knack for finding the political center of gravity, and he told reporters as he announced his campaign that the United States should have left Vietnam years earlier.

"For God's sake, stop the Madison Avenue, sugarcoated garbage," Biden said in prepared remarks for a June 1972 campaign speech, according to the Wilmington Journal. "Don't talk to us about a generation of peace when every day hundreds of planes cut through the skies of Indochina, and countless women and children and old men run from their liberators, their flesh burned with napalm."

He promised to stand up to Richard M. Nixon's efforts to escalate American operations. But he saw the war more in economic terms than in moral ones, viewing it as "a horrendous waste of time, money, and lives." It was civil rights that was the moral cause of his generation, he felt, not Vietnam.

"I was one of those guys opposed to Vietnam, but I never bought into the moral argument against never using force," he told the Hill in a 1999 interview. "If you are going to make war, make sure there is a good reason for making war. I never believed Vietnam and the dominoes" theory of Southeast Asian nations following Vietnam into communism.

That practical calculus was echoed during Biden's first year as president, when he pulled U.S. troops out of Afghanistan not because he believed it was wrong for them to be there, but because he argued that the war had become ineffective.

The 1972 messaging worked, as Biden narrowly upset a two-term Republican incumbent. "He's a senator because of antiwar sentiment," said Vallely, who has known Biden for decades and who is now a Southeast Asia expert at Harvard's Kennedy School.

Yet the Vietnam issue continued to haunt Biden, as it did so many of his age.

At a 1987 news conference during his first run for president, Biden was asked how he could run to represent the baby-boom generation when he was not a child of the protest movement. He launched into a lengthy, somewhat defensive answer.

"Look, I was 29 when I ran for the Senate, folks. Other people were marching, carrying banners — I was down here voting against the war. I came down here, at 29 years old, you know, and the war was still on," he said. "I am not culturally one of those guys who likes to — I don't fit very well, with — I'm not a joiner. I was, I was out of sync with — by the time the war movement was at its peak, when I was at Syracuse — I was married. I was in law school. I wore sport coats. I was not part of that. I'm serious!"

He drew a distinction between the early 1960s, when he was on campus, and the later part of the decade when protests were more widespread. And he pushed for change as a young senator, prodding the entire Senate Foreign Relations Committee to meet with President Gerald Ford to ask about his plan for ending the war.

In Biden's telling, he was the only one to ask tough questions during that meeting, despite being only 30.

"Everybody played pattycake — everybody went down and said, 'Yes, Mr. President, no, Mr. President.' They were very polite," he said, adding, "I was so nervous, asking a question, but I said, 'Mr. President, what is the plan?'"

During his time in the Senate, Biden developed a close friendship with McCain, despite their different party orientations. But certain topics were off limits.

They never talked about the death of Biden's wife and daughter. And they never spoke of McCain's imprisonment and torture in the Hanoi Hilton.

"The pain was significantly different," Biden said in 2022, when posthumously awarding the Presidential Medal of Freedom to McCain. "But somehow, we seemed to sort of understand one another."

He did talk about the war in general, with McCain and others.

"We talked about my experience a bit, and the right and wrong of the war and should we have gone," Hagel said. "We both agreed, no, it was a mistake. He falls into where I think today most people are on the Vietnam War — that it was a mistake."

Hagel said he took several trips to Vietnam but that Biden wasn't part of them. Biden's former staffers say he was more focused on European alliances and traveling to countries like China and South Korea, or Iraq and Afghanistan.

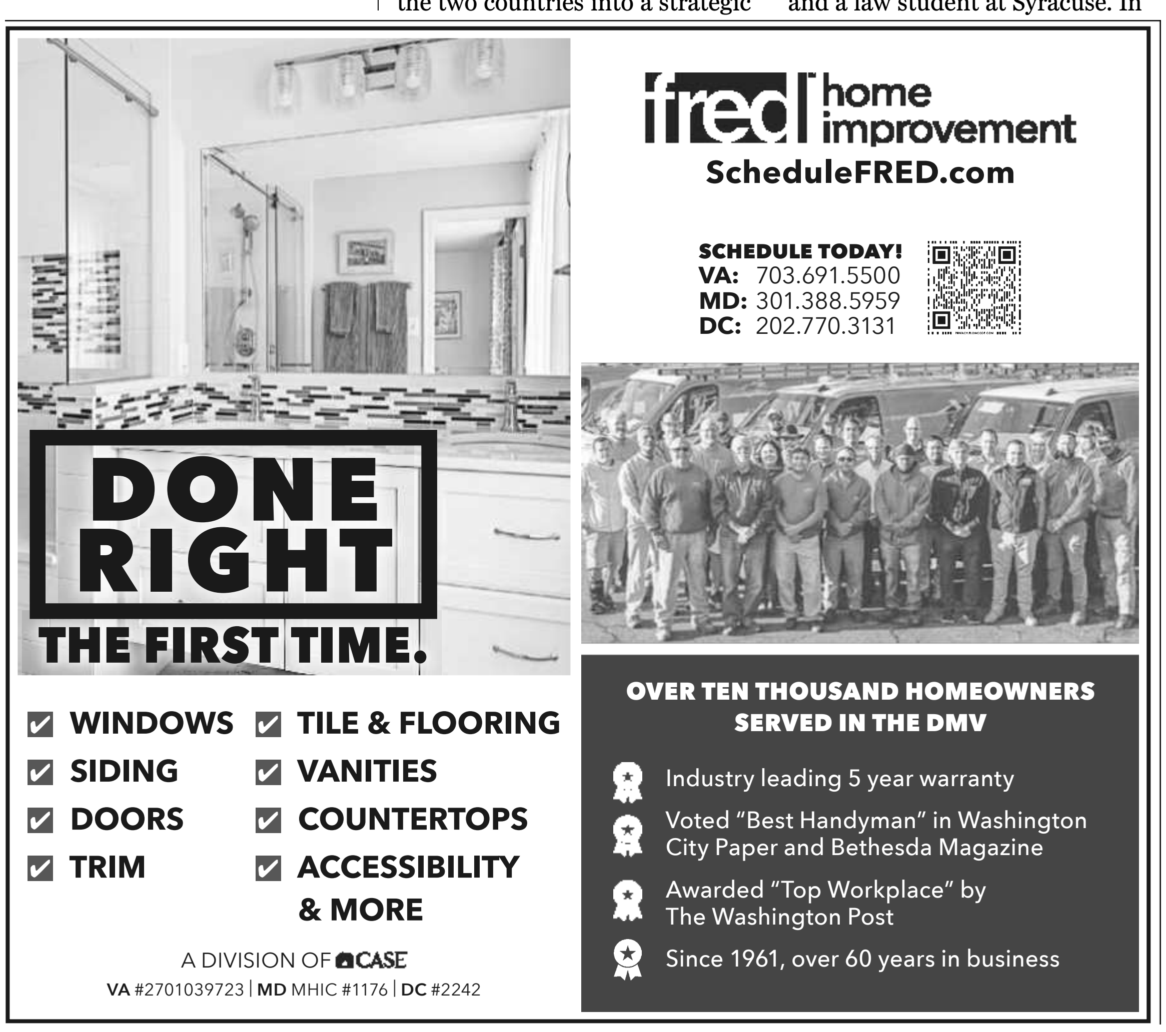
As vice president, Biden in 2015 hosted a luncheon in Washington in honor of Vietnam's general secretary, Nguyen Phu Trong, marking the 20th anniversary of diplomatic relations between the two countries.

"As remarkable as the past two decades have been, I believe … that our relationship is just getting started," Biden said.

Eight years later, Trong is now a more powerful leader and Biden is president. And the two will meet again on Sunday.

The world is different now, with the United States focused urgently on forging alliances to help confront China. Biden said recently, "I never thought, as a kid coming out of the Vietnam War era, that we would have Cambodia, Vietnam and Laos wanting closer relationships with the United States of America."

Alice Crites contributed to this report.



Truth Social investment partner extends deadline, avoids liquidation

BY DREW HARWELL

Shareholders in Digital World Acquisition, the investment partner of former president Donald Trump's media start-up, approved an extension of the company's merger deadline, giving it more time to complete the deal, Digital World said Tuesday.

The extension will give the special purpose acquisition company, or SPAC, another year to finalize its long-stalled merger with the parent company of the pro-Trump social network Truth Social.

The approval follows an intense get-out-the-vote campaign and came just three days before Digital World's Sept. 8 liquidation deadline. A failure of the vote would have required the SPAC to dissolve and return $300 million to shareholders, depriving Trump Media & Technology Group of funds from the deal.

The company must still meet closing conditions before the merger can be officially recognized. The Securities and Exchange Commission said in July that Digital World had misled investors in official documents filed for the merger process. The SPAC will need to correct those inaccuracies and resubmit the filings before the merger process can resume. The SPAC also has not filed required quarterly financial statements with the SEC covering its operations during the first half of 2023.

Digital World said in filings connected to its initial public offering in September 2021 that the merger proceedings probably would take about a year. But it has faced a series of hurdles requiring it to seek deadline extensions with shareholders' support. The company also sought a one-year deadline extension in September 2022.

Digital World shares climbed to more than $18 on the news Tuesday morning but pared some gains to close at $17.11. The stock peaked in 2021 at about $175 a share.

Eric Swider, Digital World's chief executive, said in a Truth Social post Tuesday: "Thank you for all of the outstanding support. Please understand my silence. We remain focused on the task at hand and are watching every word we say."

Trump offered no immediate comment. Swider and representatives of Trump Media did not respond to requests for comment.

POLITICS & THE NATION

Alabama congressional map rejected again for diluting Black voting power

Federal court panel upbraids state for not following its directions

BY MAEGAN VAZQUEZ

A panel of three federal judges rejected Alabama's latest version of its congressional map Tuesday, saying the state's Republican-led legislature did not follow a court order backed by the U.S. Supreme Court to comply with the Voting Rights Act when it last redrew districts in July.

The ruling — which Alabama is planning to appeal — further bolsters challenges of maps drawn by GOP-led legislatures in several other Southern states, where Democrats and civil rights groups have brought lawsuits arguing that Republicans are illegally diluting the power of Black voters. The outcomes of these challenges have the potential to shift the political makeup of federal and state legislative bodies, including which party controls Congress.

The judges in the Alabama case have directed a special master and cartographer to create three proposed remedial plans. The plans are due to be filed "no later than the close of business" on Sept. 25. Parties in the cases can subsequently file any written objections to the new plans to the court.

"We do not take lightly federal intrusion into a process ordinarily reserved for the State Legislature. But we have now said twice that this Voting Rights Act case is not close," the judges wrote in the order. "And we are deeply troubled that the State enacted a map that the State readily admits does not provide the remedy we said federal law requires."

The order also says the judges were "disturbed by the evidence that the State delayed remedial proceedings but ultimately did not even nurture the ambition to provide the required remedy."

The U.S. Supreme Court had issued a decision in June upholding the panel's earlier ruling, which found that the Alabama legislature drew congressional districts that unlawfully diluted the political power of Black residents in violation of the federal Voting Rights Act. The three-judge panel had ordered the state to produce a new congressional map that included either an additional majority-Black district or a second district in which Black voters otherwise would have an opportunity to elect a candidate of their choice.

Alabama is now planning to try to escalate the issue to the U.S. Supreme Court again.

"While we are disappointed in today's decision, we strongly believe that the Legislature's map complies with the Voting Rights Act and the recent decision of the U.S. Supreme Court," the Alabama attorney general's office said in a statement. "We intend to promptly seek review from the Supreme Court to ensure that the State can use its lawful congressional districts in 2024 and beyond."

In a joint statement, the plaintiffs in *Allen v. Milligan* said the court's decision Tuesday shows that Alabama is on the losing side of history, comparing the congressional map battle to segregation in the state 60 years ago.

"We demand that Alabama again move out of the way and obey our laws — we demand our voting rights," the plaintiffs said.

In a statement, Alabama House Minority Leader Anthony Daniels (D) called the court's order "a victory for Alabama voters."

"From the beginning of this process, all we have asked for from the legislative majority is fairness, transparency, and adherence to the rule of law," he continued. "It is simply not right that Alabama Black voters — who represent 27% of Alabama's population — only have 14% representation in Congress."

The redrawn map was approved by the Republican-controlled Alabama legislature in July. It apportioned the state's 7th Congressional District to include a population that is 50.65 percent Black, and its 2nd Congressional District to have a population that's 40 percent Black. The Alabama Senate voted 24-6 to pass the new plan, and the House approved the map 75-28.

Challengers argued that lowering the percentage of Black voters in the map's sole majority-Black district and allocating a 40 percent Black voting population to another district did not meet the court's requirement to produce a district that is "something quite close to" a Black majority.

In Tuesday's order, the panel of the U.S. District Court for the Northern District of Alabama, Southern Division, took particular issue with the legislature's failure to comply with a federal court order.

"We are not aware of any other case in which a state legislature — faced with a federal court order declaring that its electoral plan unlawfully dilutes minority votes and requiring a plan that provides an additional opportunity district — responded with a plan that the state concedes does not provide that district," the judges wrote. "The law requires the creation of an additional district that affords Black Alabamians, like everyone else, a fair and reasonable opportunity to elect candidates of their choice. The 2023 Plan plainly fails to do so."

Recent Supreme Court rulings over districting maps have given Democrats a boost heading into the 2024 elections, and future decisions in other pending cases could further shape the makeup of voting districts across the South.

By upholding a section of the Voting Rights Act, the Supreme Court has essentially forced the Louisiana legislature to redraw congressional districts in a manner that would give Black voters more power.

A trial beginning Tuesday in Georgia could help Democrats gain a U.S. House seat and multiple seats in the state legislature if a judge strikes down GOP-drawn maps for illegally diluting Black voting power. A similar lawsuit brought by civil rights organizations is taking place in Tennessee.

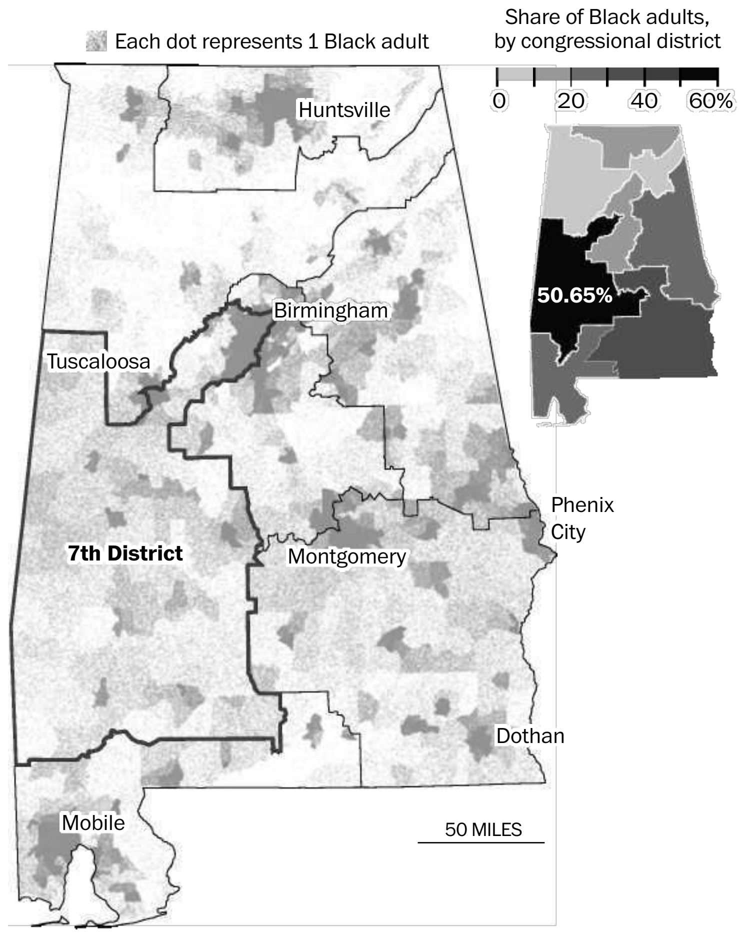
And later this year, the Supreme Court is slated to consider South Carolina's effort to reinstate a congressional redistricting plan that a lower court found had "exiled" 30,000 Black voters to create a district safer for a White Republican candidate.

In a joint statement, U.S. Senate Majority Whip Richard J. Durbin (D-Ill.) and Sen. Raphael G. Warnock (D-Ga.) said they were pleased by Tuesday's decision, asserting that "bad faith actors in Alabama and across the country have shown that they are dead set on making it more difficult for Americans to vote." They also renewed calls for the Senate to advance voting rights legislation.

JaTaune Bosby Gilchrist, director of the ACLU of Alabama, which was involved in the case, suggested that the officials were particularly flagrant.

"Twice, Alabama lawmakers have been asked to draw fair congressional districts that give Black Alabamians the opportunity to elect a candidate of their choice. And twice, a panel of federal judges have found that Alabama lawmakers failed to do so," she said in a statement. "Elected officials ignored their responsibilities and chose to violate our democracy. We hope the court's special master helps steward a process that ensures a fair map that Black Alabamians and our state deserve."

Alabama's latest version of its congressional map includes only one majority-Black district



Source: 2020 Census, TIGER/Line, Alabama state legislature THE WASHINGTON POST

Biden awards Medal of Honor to retired Army captain for Vietnam valor

As a helicopter pilot, Larry Taylor sought to rescue four soldiers

BY MARISA IATI AND MAEGAN VAZQUEZ

President Biden awarded the Medal of Honor, the nation's highest military honor, Tuesday to a Vietnam War helicopter pilot who risked his life by flying into enemy fire to rescue four soldiers.

Biden bestowed the medal on retired U.S. Army Capt. Larry L. Taylor of Tennessee in a ceremony at the White House, where the president said young soldiers heading to Army Ranger school in Georgia in a few days will look to Taylor as an example of courage.

"Like all of us today, they're inspired by his story, and they will be — by how he refused to give up, refused to leave a fellow American behind, refused to put his own life above the lives of others in need," Biden said. "When duty called, Larry did everything — did everything — to answer."



DEMETRIUS FREEMAN/THE WASHINGTON POST

President Biden awards the Medal of Honor to retired Army Capt. Larry L. Taylor at the White House for actions in June 1968.

During Taylor's service in Vietnam, he flew more than 2,000 combat missions in helicopters, engaged with enemy fire 340 times and was forced down five times. His most harrowing operation, for which he was honored Tuesday, came June 18, 1968, when his team was deployed to support a long-range reconnaissance patrol that was surrounded by enemy forces near the hamlet of Ap Go Cong.

According to the Army, then-1st Lt. Taylor and his wingman identified the reconnaissance team, which marked their location with flares. They attacked the enemy combatants "with mini-guns and aerial rockets" for the next 45 minutes while facing intense ground fire and running low on fuel and ammunition.

Taylor then decided to extract the team with his two-man Cobra helicopter. He and his wingman fired their remaining mini-gun rounds as Taylor used his Cobra's landing lights to draw the enemy fighters' attention. The patrol team, meanwhile, traveled southeast toward a point Taylor had designated.

When the team arrived, Taylor landed under heavy enemy fire. The soldiers climbed aboard, and Taylor flew them to a safe spot before landing again.

"The four men dismounted the helo and disappeared back into the pitch-black night — no moon, no stars, no light beyond the glow of their faces when they briefly turned and saluted Lt. Taylor for saving all four of their lives," Biden said during the ceremony.

The Medal of Honor is awarded to military members who risk their lives to distinguish themselves beyond the call of duty. In addition to Taylor, Biden has awarded Medals of Honor to five Vietnam veterans, an Iraq War veteran, two veterans of the war in Afghanistan and a Korean War veteran.

Defense Secretary Lloyd Austin, Veterans Affairs Secretary Denis McDonough and Sens. Marsha Blackburn (R) and Bill Hagerty (R) of Tennessee were among the guests at the ceremony honoring Taylor.

Taylor, a native of Chattanooga, Tenn., joined the U.S. Army Reserve in June 1966 and the Regular Army later that year. He served in Vietnam from August 1967 to August 1968 and was honorably released from active duty two years later.

The president has twice tested negative for the coronavirus since first lady Jill Biden received a positive test result Monday. White House press secretary Karine Jean-Pierre told reporters Tuesday that the president is not experiencing symptoms of covid-19 but will wear a mask when he is indoors and around other people. At the Medal of Honor event, Biden wore a mask while walking to the stage. He took it off to speak and did not put it back on for the rest of the ceremony. The White House did not respond to a request for comment.





Ex-Proud Boys leader sentenced to 22 years for Jan. 6 riot

TARRIO FROM A1

were among the first to enter the building.

Prosecutors asked for a 33-year sentence for Tarrio, one of the most high-profile defendants to have gone to trial in the Capitol attack. But they also asked for 20 years or more for each of Tarrio's four co-defendants, and Kelly declined to impose such terms.

The judge agreed that the convictions qualified for an enhanced terrorism penalty under federal law and increased the federal sentencing guidelines for Tarrio and his co-defendants: Ethan Nordean, Joseph Biggs, Zachary Rehl and Dominic Pezzola. However, the judge declined to sentence each defendant within the advisory ranges, saying repeatedly that "the terrorism adjustment overstates your role in the offense" and that the Proud Boys did not have the intent to kill or cause mass casualties.

In the case of Nordean, who was an on-the-ground leader of the Proud Boys in Tarrio's absence, Kelly on Friday imposed an 18-year term. That had equaled the longest sentence given to any Jan. 6 defendant so far, handed down to Oath Keepers leader Stewart Rhodes — until Tarrio's.

Also last week, another Proud Boys leader on Jan. 6, Biggs, who headed the march along with Nordean, received a 17-year sentence, while Rehl got 15 years and Pezzola received 10 years. Kelly last week told Pezzola, whose smashing of a Capitol window enabled the first breach of the building, "You really were, in some ways, the tip of the spear that allowed people to end up getting into the Capitol."

The sentencings are a crucial juncture in what prosecutors have called the largest investigation in U.S. history, targeting organized far-right groups like the Proud Boys and the Oath Keepers along with others who attacked the Capitol as Congress met to confirm the electoral college results. Many rioters have said they were drawn to the Capitol by Trump, who encouraged his backers to support his false claims of a stolen election, and who has now been targeted for prosecution himself for his efforts to subvert the election at the state level and in Congress.



NOAH BERGER/AP

Then-Proud Boys Chairman Henry "Enrique" Tarrio with members of his far-right group in Portland, Ore., in August 2019. This spring, he was convicted of seditious conspiracy and other crimes for his role in organizing the Jan. 6, 2021, assault on the U.S. Capitol.

Tarrio apologized for his actions and those of the Proud Boys, saying the police officers who defended the Capitol, some of whom were in the audience Tuesday, "deserve nothing but praise, respect and to be honored as the heroes they are. I am extremely ashamed and disappointed they were caused grief and suffering." He also said he had early doubts about whether the election was stolen but kept them to himself. "Every medium I turned to told me my anger was justified," Tarrio said. "It wasn't. . . . I do not think what happened that day was acceptable."

Kelly said the trial showed that Tarrio "was the ultimate leader, the ultimate person who organized, who was motivated by revolutionary zeal," and that he "had an outsized impact on the events of the day."

As for Tarrio's apology, the judge said: "I'm glad he's sorry for what happened to the law enforcement officers that day. But I think we're talking past each other in many ways. I don't have any indication that he is remorseful for the actual things that he was convicted of. . . . There's only so much that statement can go toward assuring me that deterrence is not warranted."

In an orange jail coverall, Tarrio stood with both hands on a lectern and lowered his head briefly as the judge imposed the sentence, and his mother let out a sob in the gallery behind him. As he left the courtroom, he looked back at his family and supporters, held up two fingers, and blew a kiss with a smile.

His lawyers said afterward that they would appeal the convictions.

The trial for the five members of the Proud Boys this spring featured video captured by participants, journalists, police body cameras, surveillance cameras and even one of the five defendants recording the Proud Boys' assault on the Capitol. The footage began with their initial group of 200 marching away from Trump's rally on the Ellipse at 10 a.m., long before Trump began speaking, followed by their confrontations with police at several barricades and finally their entry into the Capitol at 2:11 p.m. after a new member, Pezzola, used a stolen police riot shield to smash a window on the Capitol's west terrace.

Assistant U.S. Attorney Conor Mulroe noted Tuesday that at the Peace Circle west of the Capitol, there was sparse and peaceful protest before the arrival of the Proud Boys, a "large group of men ready to fight. They had an integral role in that first breach," overwhelming and injuring Capitol Police officers before charging to the next police line, where the Proud Boys helped pull down a black fence and created the next major breach at the Capitol steps.

"The actions of that group were absolutely pivotal to what happened on January 6," Mulroe said, "and they followed the prodding and planning of Enrique Tarrio."

During the House Jan. 6 committee hearings, Capitol Police Officer Caroline Edwards testified to seeing Biggs and other Proud Boys arriving at the Peace Circle, then grabbing and hurling barricades, one of which struck her in the head and briefly knocked her out. When Edwards recovered, she darted to the next police line, where, she said, "I couldn't believe my eyes. There were officers on the ground, they were bleeding. They were throwing up. ... I saw friends with blood all over their faces. I was slipping in people's blood."

At trial, prosecutors unspooled numerous internal messages among members of the group — some of whom pleaded guilty before trial and testified against Tarrio and the others — showing the men planning their trip to D.C. and detailing their often vulgar disgust at what they wrongly believed was a stolen election.

The group's membership had been boosted by a seeming endorsement from Trump during a presidential debate with Joe Biden in 2020, trial testimony showed. Prosecutors said Tarrio picked only the most trustworthy members to participate in messaging chats, to plan and ultimately to march on the Capitol. Two members who were troubled by the violent nature of the planning discussions testified that they quit the Proud Boys before Jan. 6.

After a trial lasting nearly five months, Tarrio and three of his top lieutenants were convicted in May of seditious conspiracy and five other felonies, including obstruction of an official proceeding and destruction of federal property. Tarrio did not testify in his own defense, but his lawyers argued that he hadn't planned an incursion of the Capitol.

"Being a leader in the Proud Boys organization is not the equivalent of being a leader and organizer of the events" of Jan. 6, defense attorneys Nayib Hassan and Sabino Jauregui wrote in a sentencing brief. "There is zero evidence to suggest Tarrio directed any participants to storm the U.S. Capitol building prior to or during the event. ... In fact, Tarrio was not in contact with anyone during the event he is alleged to have led or organized." On Tuesday, they repeatedly emphasized Tarrio's absence from the city during the riot.

The fifth defendant, Pezzola, of Rochester, N.Y., was acquitted of seditious conspiracy but found guilty of assaulting federal officers, robbery of federal property and two counts of destroying federal property.

The Proud Boys' trial came shortly after the conviction of five Oath Keepers, members of a far-right group who were charged in a separate Jan. 6 seditious conspiracy case.

Rachel Weiner contributed to this report.

Peter Navarro heads to contempt trial with gutted defense, mounting bills

BY PAUL DUGGAN

With former president Donald Trump now accused of 91 felonies in four historic indictments, the legal woes of his erstwhile senior trade adviser, Peter Navarro, have been reduced to a prosecutorial sideshow.

Yet the 74-year-old economist, still a loud proponent of the "stolen election" falsehoods of his ex-boss, remains noteworthy in this sense: After right-wing provocateur Stephen K. Bannon was convicted last summer of contempt of Congress, Navarro on Tuesday became the second top official in Trump's White House to face a criminal trial related to a scheme to undo Joe Biden's 2020 victory at the polls.

And Navarro, who has pleaded not guilty, said it is costing him plenty. "My legal bills just went up by another half-million dollars," he said last week as he departed the federal courthouse in Washington, having failed in his last-ditch attempt to have the case against him thrown out.

Such is the price of defying a congressional subpoena if the flouting leads to an indictment, as it did for Navarro. He is charged with two misdemeanor counts of contempt, each punishable by up to a year behind bars, for refusing to provide testimony and documents to the since-disbanded House select committee investigating the Jan. 6, 2021, attack on the U.S. Capitol. Bannon, convicted of the same offenses in July 2022, was sentenced to four months in prison. He is free pending the outcome of his appeal.

In media interviews and a 2021 memoir, Navarro has detailed what he said were his and Bannon's roles in a convoluted — many call it corrupt — effort to keep Trump in power by delaying and ultimately halting the formal count of electoral votes in Congress.

Before its televised hearings last year, the select committee wanted to know more about the plan, which, according to Navarro, had required Republicans to carry out a tortuous series of legislative machinations to reverse Trump's defeat. It was a "peaceful" strategy that failed, Navarro said, only because mobs of Trump supporters stormed the Capitol, disrupting the endeavor.

Clad in a dark blue suit and scuffed black sneakers, Navarro, who is almost always loquacious when news cameras are around, strode to a gaggle of journalists outside the Elijah Barrett Prettyman Courthouse last week. Before holding forth on his case, he wanted to mention "for anybody watching this right now" the address of his defense fund's website.

He slowly enunciated it, twice. "By the time the trial finishes, I expect those legal fees to hit $750,000," he continued. Rarely given to understatement, Navarro cast his legal fight with the Justice Department as an epic constitutional battle over "the separation of powers between the legislative branch and the executive branch," which "is probably going to the Supreme Court."

He has said he declined to cooperate with the bipartisan committee because Trump, even though he was no longer president, broadly invoked executive privilege in conversations with him, instructing Navarro not to testify about matters the House committee was examining.

In a blow to Navarro, U.S. District Judge Amit P. Mehta voiced skepticism about the purported conversations, which are uncorroborated, and ruled last week that Navarro cannot raise executive privilege as a defense at his trial. The decision stripped him of his strongest argument for an acquittal. Jury selection began Tuesday, and with four defense attorneys in the courtroom, the meter is running.

"Do I look like a rich man?" Navarro, a longtime academic with hawkish views on China trade who joined the Trump administration at its outset and stayed until the tumultuous end, said last week. As photographers squatted and snapped, he clutched the lapels of his pinstriped jacket and held it open. "This is the same suit I wore in 2017 going into the White House, okay?"

Behind him, shuffling ever closer, a 38-year-old heckler who goes by "Anarchy Princess" waved a poster-size placard declaring, "TRUMP LOST (And you know it!)." When the sign brushed Navarro's shoulders, he stopped talking, spun to his left and tried grabbing it — but Anarchy Princess wouldn't let go. "Bro," she scolded him, "you're already facing charges! Go ahead and commit another crime!" Navarro, with a wooden smile, turned back to the microphones. "Here's the thing," he said, "if you look at the partisan nature of what's —"

"Trump lost! Trump to prison!" Anarchy Princess interrupted.

"— the partisan nature of what's going on, you can understand the partisan nature of ...." He put it this way: "It's the use and abuse of our legal system to punish political rivals. And one of the ways they try to do that is, they try to put you in prison, which they're trying to do with me. But it's also to bankrupt you, okay?"



JIM WATSON/AFP/GETTY IMAGES

Former White House adviser Peter Navarro, speaking to the media on Aug. 30 in Washington, has cast his trial on contempt of Congress charges as a constitutional battle over "the separation of powers."

The 2021 scheme that Navarro has described, which he said Bannon dubbed the "Green Bay Sweep," a football reference to an end run, called for dragging out the process of formally counting electoral votes in a joint session of Congress on Jan. 6, 2021. Trump loyalists in the House and Senate would contest the ballots from six swing states that Biden won. Each challenge would prompt four hours of debate, resulting in a nationally televised 24-hour spectacle.

The goal was to pressure Vice President Mike Pence, who was presiding over the joint session, to throw up his hands in uncertainty and return the electoral votes to the states. Eventually, after further arcane maneuvering, according to the plan, the House would wind up choosing the next president, but not with a straight-up vote by all 435 members. Each state delegation would cast a single vote to decide the election. While Democrats outnumbered Republicans in the chamber, the Republicans controlled a majority of delegations.

The "Green Bay Sweep" was "our last, best chance to snatch a stolen election from the Democrats' jaws of deceit," Navarro wrote in his memoir, "In Trump Time: A Journal of America's Plague Year." In an interview with Rolling Stone, he said: "All it required was peace and calm on Capitol Hill for it to unfold. And then you have two things that went awry." First came the riot, which halted debate. Then, when the session resumed, there was "Pence's betrayal," meaning his refusal to go along with the plan.

Bannon and defense lawyers in his contempt case did not respond to emails seeking comment on Navarro's account of the intrigues.

In the Rolling Stone interview, published Jan. 3, 2022, Navarro was asked if he had heard from the House select committee investigating the Capitol attack. "I have gotten no communication whatsoever from them," he said. "It's my view that they simply do not want to hear anything I have to say, because it is so contrary to their narrative. Their narrative rests on the premise that President Trump wanted to instigate violence to overthrow the election. My premise — which is fact — is that President Trump wanted only peace and calm so that we could meticulously implement the Green Bay Sweep."

A month after the Rolling Stone interview ran, Navarro received the subpoena that he refused to honor. The select committee, in its final report, would later reject the assertion that Trump wanted peace on the day of the riot. It cited "multipart" efforts to scuttle the election results and concluded that "the central cause of January 6th was one man, former president Donald Trump, who many others followed. None of the events of January 6th would have happened without him."

Now Navarro must face a jury.

"This is so important," he said outside the courthouse in Washington last week. "You can't have a Congress, a partisan Congress, that abuses the subpoena process for the purpose of punishing the party that's out of power, or putting someone in jail, okay?" Taunting him, Anarchy Princess lifted her sign and chanted: "Shame, shame, shame, shame. You love the Proud Boys, huh?"

Like Navarro, Bannon, a Trump political adviser, was barred from using executive privilege as a trial defense. The privilege is meant to protect the confidentiality of discussions between presidents and their close aides. Although Bannon was Trump's chief White House strategist, he left the administration after seven months, in August 2017, and was a private citizen during the post-election turmoil in 2020 and 2021. His defense was reduced mainly to whether he understood the deadlines for answering the subpoena he received from the Jan. 6 committee. The jurors deliberated for just 2½ hours before convicting him.

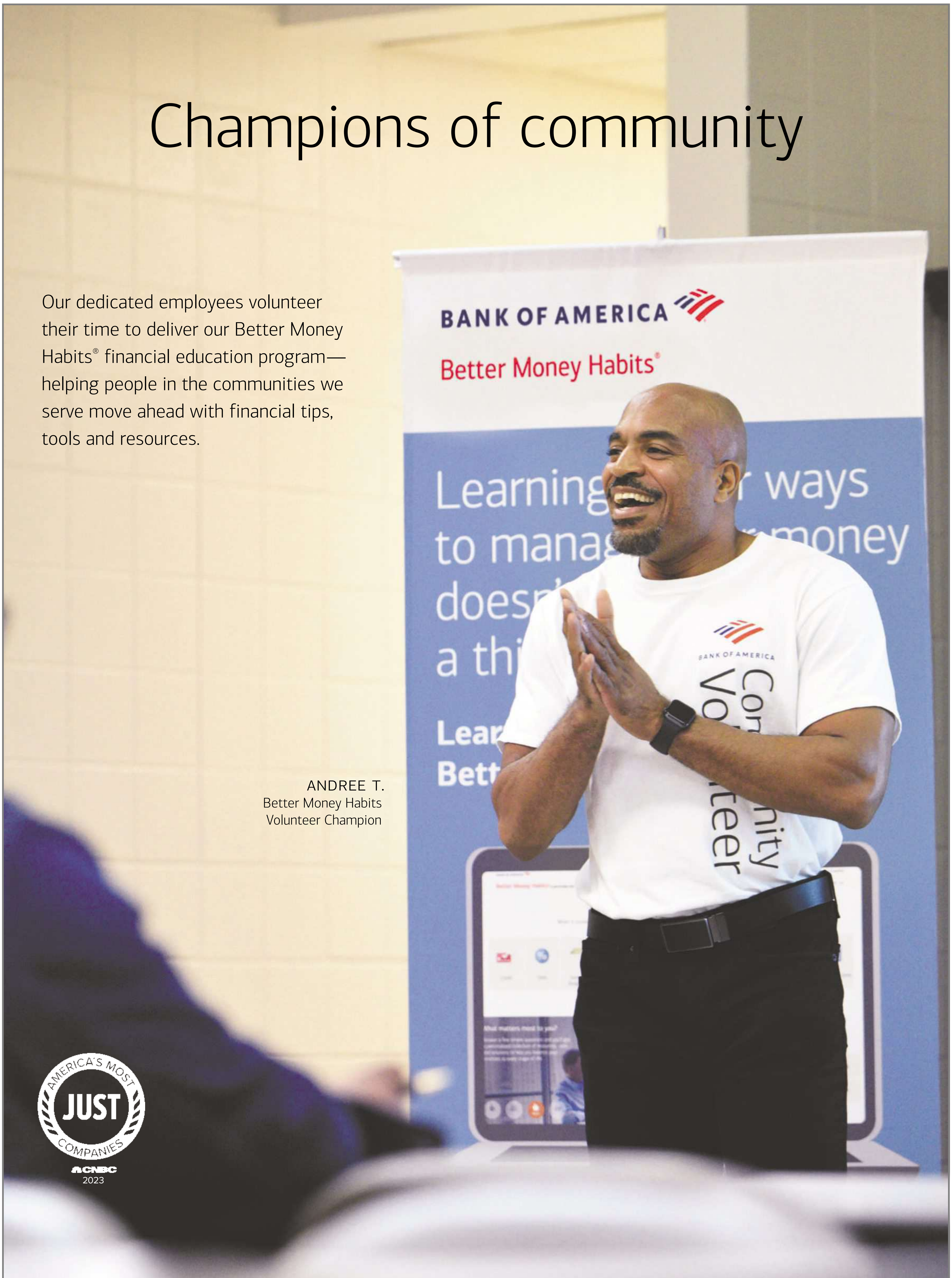
Hoping to avoid being similarly hamstrung, Navarro, to no avail, asked Mehta to allow an executive privilege defense in his case. On the witness stand at an Aug. 28 pretrial hearing, he described his purported conversations with Trump. But he had nothing in writing from the former president, and Trump has not said publicly whether he invoked the privilege. "Pretty weak sauce," Mehta said of the testimony.

So is Navarro bound for prison?

"Well," he said with a cryptic grin, "why don't you come" to the trial? "All will be revealed."

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Impeachment trial underway for Texas attorney general

BY EVA RUTH MORAVEC AND MOLLY HENNESSY-FISKE

AUSTIN — The Texas Senate's historic impeachment trial of Attorney General Ken Paxton, the conservative firebrand accused of bribery, unfitness for office and abuse of office, opened Tuesday with him alternately denounced for betraying "his constituents and the sacred public trust" and defended given "baseless" charges and evidence "dumber than a bag of hair."

Paxton (R), only the third official to be impeached since Texas became a state in 1845, left the chamber before a fellow Republican delivered the prosecution's opening statements.

"Mr. Paxton has been entrusted with great power. Unfortunately, rather than rise to the occasion, he has revealed his true character," said Rep. Andrew Murr, a lawyer and rancher with a handlebar mustache who led the investigation that culminated in the House's overwhelming vote to impeach in May. He said he and his colleagues "uncovered egregious misconduct and abuse of office" and alluded to actions by Paxton and his backers "seeking to intimidate the Senate."

The Senate should oust the 60-year-old Paxton as attorney general and bar him from future public office, he continued. "We simply seek justice on behalf of the people of Texas."

Both prosecution and defense had an hour for opening statements, and while Murr spoke for 18 minutes, Paxton's lawyers used nearly all their time. They called the charges against him "outright foolishness" and the result of a politically motivated probe.

Attorney Tony Buzbee rejected "salacious allegations" about Paxton arranging a job for his mistress from wealthy donor Nate Paul and insisted it was "not a bribe." He also dismissed evidence of alleged payoffs to Paxton and his wife, Sen. Angela Paxton, including a kitchen renovation with granite countertops.

"I don't know where those are, Senator Paxton," Buzbee said as she smiled and shook her head. Though she will not be voting on her husband's fate, she was in her seat on the Senate floor as the trial began and appeared to pay attention during the defense team's presentation, occasionally taking notes as Buzbee emphasized that a guilty verdict would mean rejecting the will of millions of voters who reelected Paxton last year.

"There is nothing here to support impeachment," he said. "The people chose [Attorney General] Paxton. Do their votes matter? People are watching. The will of Texas voters should not be subverted."

Paxton has been a fierce defender of former president Donald Trump — among his high-profile legal battles was his effort to overturn the 2020 presidential election — and a defiant opponent of the Biden administration. That made his impeachment at the hands of his own party all the more stunning. Sixty of 86 House Republicans voted against him, temporarily forcing him from office pending a trial.



ERIC GAY/AP

Texas Attorney General Ken Paxton, left, and his attorney Tony Buzbee prepare for Paxton's impeachment trial at the Capitol in Austin. The Republican initially faced 20 charges, including misconduct, bribery and obstruction of justice. Four were set aside.

Before this spring, the only two officials to have been impeached in state history were a governor in 1917 and a district judge in 1975. Both were accused of misuse of public funds. Both were removed from office.

Paxton supporters, some from his home county north of Dallas, arrived just after dawn clad in red "Texas RINO hunters" T-shirts targeting lawmakers they deem "Republican in name only." After state troopers opened the doors to the Capitol, they rushed in and lined up when they saw Senate staff handing out tickets for the gallery. Some cheered.

Paxton initially faced 20 charges, including misconduct, bribery, obstruction of justice and misappropriation of public resources stemming from his effort to obtain $3.3 million in state funding to settle a lawsuit by senior aides. The Senate's impeachment rules committee set aside four charges involving his private business dealings that House investigators alleged were obstruction of justice and false statements in official records. At the end of the trial, the Senate could dismiss those four charges or hold a separate trial on them.

Separately, he still is contending with felony securities fraud charges — he was indicted months after he took office as attorney general in 2015 — but that case has languished as lawyers fought over where Paxton should be tried. A hearing is scheduled in Houston on Oct. 6.

Sen. Phil King (R) began the proceedings Tuesday morning by praying "that when all of this is over all of us will walk away knowing in your eyes that we did the right thing." Lt. Gov. Dan Patrick, the Republican leader presiding over the trial, noted the momentousness of the occasion by using the historic Sam Houston Bible to swear in the senators who will render judgment. "This is a very significant and serious occasion that will be in the history books," he said.

Many of Paxton's backers view the trial as he has described it: politically motivated, and an illegal attempt to unseat a populist who bested significant challengers to win his third term last year.

"It's a sham impeachment," said Mark Montgomery, 73, who drove with his wife from nearby New Braunfels to watch and fume from the Senate gallery. "He's the best attorney general we've ever had."

Patrick started by presenting pretrial motions, leading with a motion by Paxton's legal team to dismiss the charges. He needed at least 16 senators — a majority in the 31-person chamber — to approve the motion, but it failed, 24-6.

The impeachment trial is being conducted in the Senate similar to a court of law and will take at least a week, according to rules released this summer. Some of the more than 100 potential witnesses summoned Tuesday to testify included whistleblowers and political rivals, according to a confidential copy of the witness list given to senators and published by the Dallas Morning News. Each side will have 27 hours to make opening and closing arguments, present evidence and cross-examine witnesses.

Several current and former staffers from the attorney general's office and a lawyer for a foundation Paxton is accused of acting against to benefit wealthy donor Paul were sworn in Tuesday as witnesses and expected to testify, first for the prosecution.

The trial is rife with potential conflicts of interest. Before becoming attorney general, Paxton served two years in the Senate seat that his wife holds, so he knows many of the senators who will vote. Patrick helped bankroll Paxton's most recent campaign.

"There is nothing here to support impeachment. The people chose [Attorney General Ken] Paxton. Do their votes matter? People are watching. The will of Texas voters should not be subverted."

Attorney Tony Buzbee, at the start of the trial in the Texas Senate

And among the potential witnesses: Sen. Bryan Hughes (R), who is accused in the articles of impeachment of helping Paxton exploit his office to aid Paul, and Paul, who was indicted and pleaded not guilty in June to charges of financial fraud for making false statements on loan applications. In addition, Paxton's alleged mistress, whom he is charged with getting Paul to employ, is a former employee of Sen. Donna Campbell (R).

Patrick is presiding with help from appointed adviser Lana Myers, a retired state prosecutor and appeals court judge. A bipartisan team of House lawmakers are acting as prosecutors, with help from two Houston criminal defense attorneys.

As the morning progressed, Patrick ruled that Paxton could not be compelled by prosecutors to testify. Paxton's legal team has said their client would not take the stand.

Shortly before a noon break, the lieutenant governor directed the defendant to rise. Paxton stood flanked by Buzbee and another attorney as a clerk read the articles of impeachment.

"Attorney General Paxton, how do you plead?" Patrick asked for each.

"Attorney General Paxton is innocent and therefore pleads not guilty," Buzbee replied.

Senators ultimately will vote on each article of impeachment. A two-thirds vote is required for Paxton to be convicted, meaning 21 of the 31 lawmakers. The Senate includes 19 Republicans and 12 Democrats, and while Angela Paxton technically isn't allowed to vote, she counts toward the total and so is effectively a no vote. Conviction on any article would remove Paxton for the rest of his four-year term.

His impeachment has divided Texas Republicans, with grassroots groups, county Republicans and state leaders openly fighting over his fate. Just 28 percent of GOP voters think the House was justified in impeaching him, compared with 42 percent of independents and three-quarters of Democrats, according to a University of Texas Politics Project poll of 1,200 registered voters released Friday.

Paxton's approval among Republicans remained at 46 percent, the poll found. Something he reposted Tuesday, shortly after the trial started, gives a hint as to why. It was a statement of support made by Donald Trump Jr. on X, the platform formerly known as Twitter: "Today marks another milestone in Ken Paxton's career of fighting the Austin Swamp and Establishment. Ken will survive and continue to combat the Swamp in Texas to put America first."

McConnell's public freeze-up was not a stroke, congressional physician says

BY AMY B WANG

There is "no evidence" that Senate Minority Leader Mitch McConnell (R-Ky.) has a seizure disorder that caused him to publicly freeze up twice this summer, according to a letter from the attending physician of Congress that McConnell's office released Tuesday.

The letter comes nearly a week after McConnell froze for more than 20 seconds while taking questions from reporters after an event in Covington, Ky. It was the GOP leader's second such incident this summer — after he suffered a concussion in March — and reignited questions about McConnell's health and ability to serve in the Senate.

In a letter that appeared to try to tamp down speculation about the underlying causes of McConnell's latest health scares, Brian P. Monahan, the attending physician, wrote that he had examined McConnell after his episode last Wednesday.

"There is no evidence that you have a seizure disorder or that you experienced a stroke, TIA or movement disorder such as Parkinson's disease," Monahan wrote, using an abbreviation for a transient ischemic attack, or a brief stroke. "There are no changes recommended in treatment protocols as you continue recovery from your March 2023 fall."

Monahan specified that his examination of McConnell had included taking magnetic resonance imaging of McConnell's brain, an electroencephalogram study and "consultations with several neurologists for a comprehensive neurology assessment."

Tuesday's letter includes far more details than one released from him last week, in which the attending physician stated that he had consulted with McConnell and his neurology team, and deemed him "medically clear to continue with his schedule as planned."

Monahan also wrote then that "occasional lightheadedness is not uncommon in concussion recovery and can also be expected as a result of dehydration."



AL DRAGO/BLOOMBERG NEWS

Senate Minority Leader Mitch McConnell (R-Ky.) publicly froze for the second time last week, which he briefly addressed on Tuesday.

However, neither of Monahan's letters address the underlying cause of what has been a more than four-year struggle for McConnell with falling. Some of his falls were serious and resulted in injuries, while others were minor stumbles tied to balance issues. In early March, McConnell fell and suffered a concussion and broken rib during a private dinner at a Washington hotel. He was absent from the Senate for nearly six weeks as he recovered from his injuries but returned in April.

McConnell has never elaborated on the cause of the fall in March, and his office released statements following both freezing incidents saying the Republican leader felt dehydrated and lightheaded.

Three neurologists consulted by The Washington Post last week said it is impossible to diagnose a patient through brief video clips, but the two similar episodes hinted at a few possible explanations, including localized seizures or a temporary drop in blood pressure. They said a complete medical examination and testing, including brain scans, would be needed to diagnose the problem.

The Senate reconvened Tuesday after its summer recess, and in his remarks on the Senate floor, Senate Majority Leader Charles E. Schumer (D-N.Y.) said he was glad to see McConnell "back and doing well."

McConnell did not speak to reporters on his way into the chamber Tuesday. In his own remarks on the Senate floor, which lasted about five minutes, McConnell briefly addressed last week's freeze-up.

"Spending time back in our states with the folks we represent isn't just part of our job. More than anything else, it allows us to be effective here in Washington," McConnell said Tuesday. "Now, one particular moment of my time back home has received its fair share of attention in the press over the past week. But I assure you, August was a busy and productive month for me and my staff back in the Commonwealth."

After his opening remarks, McConnell headed back toward his office and did not respond to reporters' questions.

Paul Kane and Carolyn Y. Johnson contributed to this report.

New York attorney general again seeks sanctions for Trump in civil case

BY SHAYNA JACOBS

NEW YORK — New York Attorney General Letitia James asked a civil judge on Tuesday to impose sanctions against Donald Trump and his attorneys, saying they improperly relied on already rejected arguments in seeking the dismissal of a $250 million lawsuit against the former president.

Attorneys from James's office argued that lawyers for Trump and other defendants in the case, including the Trump Organization and two of Trump's adult children, have pushed meritless arguments in legal pleadings at least five times, most recently in a pretrial summary judgment motion submitted a month ago and made public last week.

The arguments they cited include that James, the top legal officer in the state, doesn't have legal standing or authority to bring the case against the former president and his Manhattan-based real estate, golf resort and hospitality company — claims that were rejected by New York Supreme Court Justice Arthur Engoron in October and November, and by an appellate court in June.

Trump also said in recent court filings that the public was not harmed by any of the business deals James has questioned, and that banks and lenders were warned by Trump accountants that the figures in his annual net worth statements were not verified. James's team argued that those defenses are also improper and were rejected by Engoron last year.

Attorneys for Trump, other named executives and the company did not immediately respond to a request for comment. Clifford Robert, an attorney for Donald Trump Jr. and Eric Trump, said in a phone call that "the attorney general's motion in itself is frivolous."

James filed a mammoth lawsuit last September against Trump, his business and some of his family members, alleging that the company for years lied about its financial condition and the value of its assets to obtain favorable loan and insurance rates and to avoid taxes. The parties have denied culpability.

The case is scheduled for a bench trial Oct. 2 in front Engoron, who could levy significant fines and sanctions on Donald Trump, Eric Trump, Donald Trump Jr. and the Trump Organization. Trump, who is running for president in 2024, also has four pending criminal indictments, including one in New York for falsifying business records.

James also asked Engoron to sanction Trump's legal team in January, arguing that the response by Trump's lawyers to the lawsuit involved a false denial of facts. At a conference, the sides were instructed to discuss which answers were in dispute. No sanctions were issued.

Weeks earlier, Engoron had rejected a motion by Trump's legal team seeking to dismiss the lawsuit, calling arguments in their motion "borderline frivolous," but opted not to issue sanctions.

Top general ‘ruthlessly’ rides out Tuberville’s military hold

MARINES FROM **A1**

ton. It appears there is Senate consensus that he possesses the relevant experience and requisite expertise to guide the nation’s crisis-response force through the next four years. At his confirmation hearing in June, lawmakers from both political parties praised his experience — with Tuberville saying a few weeks later that he has “a great deal of admiration” for the general and that there was “little doubt” about his suitability for the post.

Yet for the foreseeable future, Smith — along with the incoming heads of the Army, Navy and, soon, the Air Force — will do his job with the limited authority of an acting administrator — marking the first time in more than a century that the Marines have been without a Senate-confirmed service chief. Smith is barred even from moving into the Home of the Commandants, a historic D.C. residence occupied by the Corps’ top officer since the 1800s.

This portrait of the Marines’ prospective leader is based on interviews with Smith and a dozen current and former Marines. Though colleagues see him as highly qualified, some worry that the longer Tuberville’s gambit continues, the more challenging it will be for Smith to reorient the service and prepare the force for America’s next major conflict.

“It’s only been a couple of months. Can he deal with that? Sure. But how much longer?” said Robert Neller, a retired general who served as the top Marine from 2015 to 2019. “At some point, he has to put his stamp on the organization as commandant.”

‘Waiting is not an option’

Tuberville has said he’ll lift his hold on Biden’s nominations, imposed in February, only after the Pentagon rescinds its policy of reimbursing travel costs for military personnel who cannot obtain an abortion in the state where they are stationed. Administration officials enacted the program after last year’s Supreme Court decision overturning *Roe v. Wade*, the landmark ruling that had protected for nearly 50 years a constitutional right to terminate a pregnancy.

Service members, defense officials say, do not choose where they serve and deserve access to reproductive care. Tuberville’s view is that federal money should not be used to pay for any expense affiliated with abortion. Neither side has budged.

Smith has tread carefully in his public statements about the controversy, telling lawmakers in June that the promotions hold “compromises our ability to be most ready,” thus endangering national security.

He has sought to reassure Marines that the political gridlock will not upend the service, though. During a wide-ranging discussion at the Pentagon, he insisted that plans for modernization will proceed apace.

“There’s no issue,” Smith said, “with that acceleration at all.”

Privately, though, service officials acknowledge that challenges and concerns are beginning to mount. For instance, Tuberville’s hold also has frozen the nominations of Smith’s prospective replacement as assistant commandant, Lt. Gen. Christopher Mahoney, and 16 other senior officers slated for roles either overseeing tens of thousands of troops or setting and directing policy.

One Marine official, speaking on the condition of anonymity to discuss sensitive internal conversations, said that while lower-ranking generals will hold some of those positions on an interim basis, there’s growing apprehension about how effective they can be over the long term, and what the ramifications for unit readiness and troop discipline may be.

Smith addressed the situation in a letter to all Marines on Aug. 1, writing that, while he cannot predict how long the impasse will last, “waiting is not an option.”

Smith wrote that despite the tumult, he intends to press ahead with the controversial force-structure overhaul that began under Gen. David H. Berger, who retired as commandant in July. He offered few specifics, leaving the letter “intentionally broad” so that a confirmed service chief has room to impart guidance.

Smith has played a central role in the effort, which has culled the service’s fleet of battle tanks and much of its artillery while researching new ways to deter Chinese aspirations in the Pacific. The concept calls for sharpening the Marines’ ability to launch long-range missiles from ships or islands and then move quickly to avoid counterattack.

The concept has proved divisive, with some retired generals arguing that it has gutted the service’s ability to conduct other core missions, including intense combat with a powerful adversary — as U.S. leaders are watching unfold now with Russia’s invasion of Ukraine. Smith has defended the shake-up, saying the Pentagon must, above all, prepare to face down its chief military competitor, China. But he also has left open the possibility that some changes made so far could be reconsidered.

Smith told The Washington Post that, already, officials have revised one proposal calling for the Marines’ standard infantry battalion to shrink from 896 to 735 personnel, an attempt to make the units more nimble. The service now thinks 811 troops is the right size, Smith said, and could revise the figure again.

The prospective commandant also foresees the service scrutinizing lessons from Ukraine, noting that it is a “fairly stalemated war,” the range of artillery matters a great deal and that troops who fail to hide their radio communications will come under fire.

Another priority that awaits: There is a dwindling number of warships to move troops at sea. For years, the Marine Corps said it needed 38, but the Navy has shrunk that number over time. The Marines now say they need at least 31, but the Navy has signaled it could cut even more. It’s a significant concern, officials say, citing the scramble in April when the United States moved to evacuate its embassy in Sudan but had no Marines at sea nearby to assist.

Smith, as a three-star general, worked closely on the issue with his Navy counterpart, Vice Adm. James Kilby, whose nomination to become the Navy’s next No. 2 officer also is ensnared in Tuberville’s hold. The two are friends who even go fly-fishing together, but Kilby’s recommendation was to shed three more amphibious ships and apply the financial savings to other missions.

Kilby, in a phone interview, said that while he and Smith have different viewpoints, they want to model civility and collaboration between the services.

“There has never been a time where I said, ‘Am I talking to the real Eric Smith here?’” Kilby said. “The answer is always yes.”

Forging of a 4-star

Smith, a graduate of Texas A&M University, began his 36-year career at the end of the Cold War in 1987. His most formative experiences, he said, occurred in Iraq.

In February 2004, he deployed as a staff officer with the 1st Marine Division under the command of then-Maj. Gen. Jim Mattis, who would go on to become a four-star general and, later, serve as President Donald Trump’s defense secretary.

Two months later, on Good Friday, Smith was wounded along with other Marines in an ambush on a vehicle convoy that killed 19-year-old Pfc. Chance Phelps. Smith, shot in the left leg, said that “there was a discussion” about him leaving Iraq to heal, “but I was able to avoid that.” Instead, he stepped into a new role as the No. 2 officer in an infantry regiment that had several thousand Marines spread across Anbar province.

The commander, then-Col. John Toolan, gave Smith oversight of those on the outskirts of Baghdad, with Toolan leading those farther west. “Rather than being an administrator, he really became a combat leader for the other half of the regiment,” said Toolan, who retired in 2016 as a three-star general.

Months later, another tragedy would see Smith briefly take charge of the regiment. On Sept. 14, a 122mm rocket crashed into the office of his new commander, then-Col. Larry Nicholson, at Camp Fallujah, badly wounding Nicholson and killing Smith’s roommate, then-Maj. Kevin Shea. Smith and another officer, then-Lt. Col. David Bellon, had left the office just a few minutes before, Bellon said in an interview.

“It rocked the entire building,” recalled Bellon, now a three-star general in charge of the Marine Reserves. “BA-BOOM!” He and Smith scrambled back to find the room filled with smoke and the furniture pulverized by the hulking rocket’s white-hot engine, Bellon recalled.

Smith left Iraq a few weeks later, after Nicholson’s replacement arrived, and underwent surgery on his wounded leg. But his time home was short-lived. A few months later, in December 2004, he took charge of an infantry unit, 1st Battalion, 5th Marines, with plans to take those troops to the city of Ramadi. By early 2005, it had become perhaps the most violent place in all of Iraq.

After their arrival in February 2005, Smith, then 39, decided that he and his security team would respond when groups of Marines within his unit were pinned down and needed help, said retired Sgt. Maj. Charles Blumenberg, who advised Smith during the deployment.

“We were like the quick-react force — and that’s pretty unreal for a commanding officer,” Blumenberg said.

Fatalities and injuries mounted quickly. In all, the battalion lost 16 Marines during the deployment, with 130 more wounded, Smith said. Particularly jarring were the deaths of Capt. James Edge, 31, and Capt. John Maloney, 36, company commanders each overseeing about 200 members of Smith’s 1,000-Marine battalion.

Smith became focused on ensuring his Marines did not retaliate against innocent Iraqi civilians, Blumenberg said.

“The Marines, I think, understood that the fight then was more about who they were as Marines than who the Iraqis may one day become,” Smith said, briefly overcome with emotion while recalling those lost on the deployment. “There were just acts of bravery every day. Every day.”

A decade later, after a combat tour in Afghanistan, Smith became then-Defense Secretary Ash Carter’s senior military assistant, an opportunity that showed him how the Pentagon’s power centers work together and sometimes compete. He said he appreciated the experience, in part, for helping him to see how to “prevent yourself from digging your heels in on a position — because there are lots of positions.” Carter died unexpectedly late last year.

The only significant known blemish on the general’s record stems from his aggressive attempts to address Marine-on-Marine crimes, including hazing and sexual assault. As a two-star general overseeing thousands of Marines in California, Smith tried to lay down a hard line and pressed to have several troops thrown out of the service. An email he wrote to subordinate commanders complained of “jackassery” among rank-and-file enlisted Marines “who think they are in charge.”

Two military judges found that Smith could not oversee the cases objectively, with one determining it was especially troubling that Smith told fellow officers that Marines involved in hazing had figuratively “flipped the bird” at him and he was angry about it.

Smith, asked about the rulings, declined to comment.

The battles ahead

The Pentagon’s dispute with Tuberville shows no signs of abating, leaving Smith and other affected officers in uncharted territory.

One possibility is that Senate Democrats eventually agree to bring forth the military’s most important nominees to vote on them one-by-one. Tuberville’s hold specifically blocks the Senate from using a process known as unanimous consent to vote on uncontroversial nominees in batches, but lawmakers could vote on nominees individually, a laborious process but one that would at least install new senior leaders.

Smith and other senior leaders have pointed out the potential harm that the senator’s blockade might cause, including, some fear, an exodus of lower-ranking officers who could decide it’s not worth continuing their military service amid the political chaos.

But Smith also has stressed to Marines an imperative: that those in the military must avoid the bitter partisanship gripping much of the country.

“You’re either willing to sacrifice some of your individuality for the privilege of being a Marine,” Smith told The Post, “or you’re not.”

In his office, Smith has two snapshots displayed. One, taken 19 years ago, shows him presenting a posthumous valor award to the 6-year-old son of Maloney, one of the company commanders killed in Ramadi. The second shows Smith with his own two children on a beach in California.

The pictures, Smith said, are there as reminders of what is important. The job of all Marine officers, from the top on down, he said, is to prepare their troops for war by holding them to high standards, even when it’s unpopular.

“The dirty little secret to being in command is that if you do it right, it’s not very fun,” he said. “It’s very rewarding. But it’s not very fun.”



KIM JUN-BUM/AP



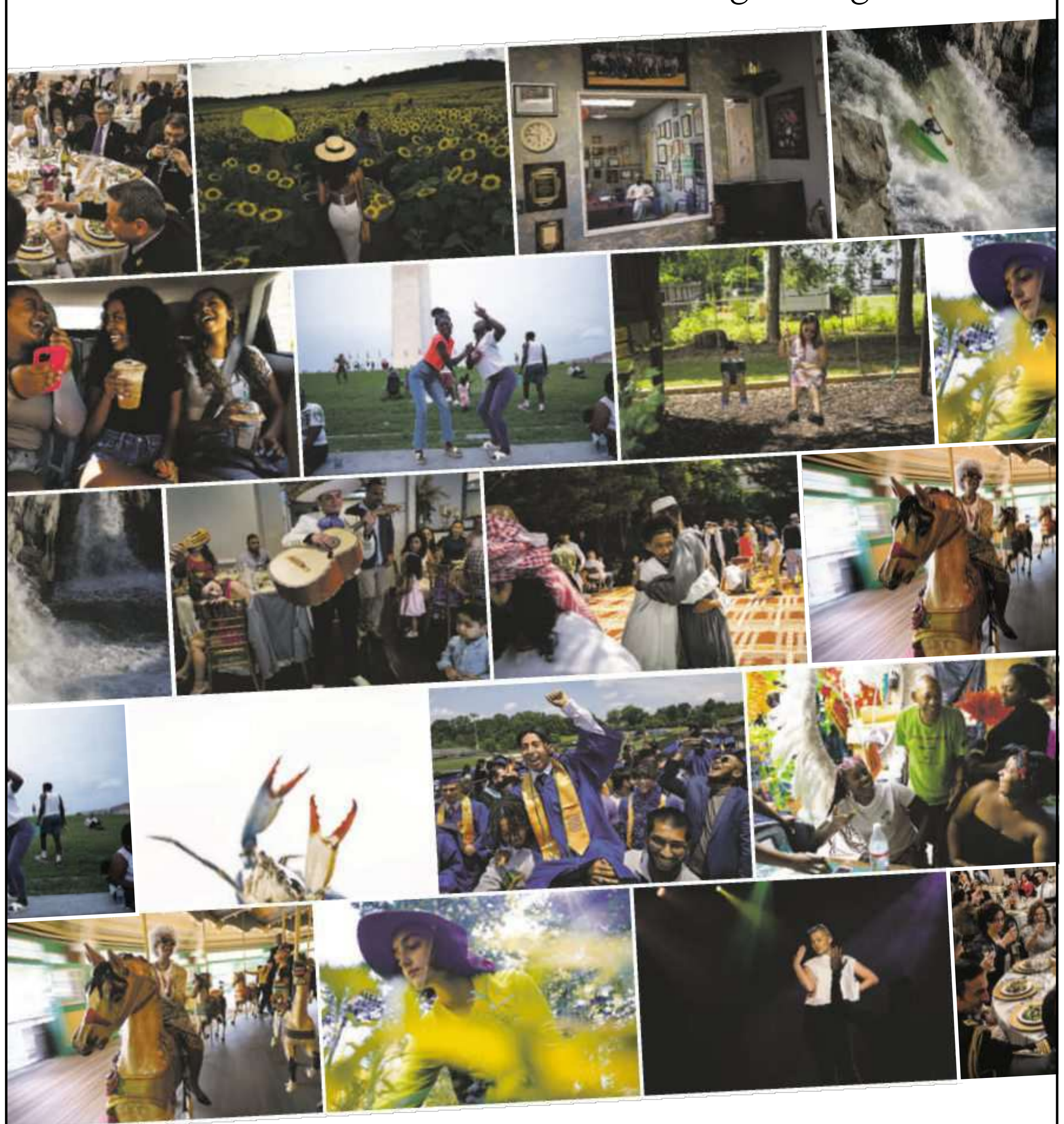
ALEX BRANDON/AP

FROM TOP: U.S. Marines, left foreground, take positions during a 2016 drill in South Korea. Gen. Eric M. Smith, selected to become the Marine Corps’ next top officer, is one of more than 300 on hold.

SPECIAL FEATURE

A capital summer

Through the lens:
Portraits of a season in the Washington region



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The Washington Post

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See a selection of images from this feature on display at Nats Stadium, Sept 1-10 in the concourse behind home base.

In a Texas town, doubts about the latest antiabortion push

ABORTION FROM A1



PHOTOS BY CHRISTOPHER LEE FOR THE WASHINGTON POST

louder as the crowd readied for the vote. Then one woman on the council spoke up.

"I feel like there's a lot more to discuss about this," said Laura Almond, a staunch conservative who owns a consignment shop in the middle of town. "I have a ton of questions."

More than a year after *Roe v. Wade* was overturned, many conservatives have grown frustrated by the number of people able to circumvent antiabortion laws — with some activists grasping for even stricter measures they hope will fully eradicate abortion nationwide.

That frustration is driving a new strategy in heavily conservative cities and counties across Texas. Designed by the architects of the state's "heartbeat" ban that took effect months before *Roe* fell, ordinances like the one proposed in Llano — where some 80 percent of voters in the county backed President Donald Trump in 2020 — make it illegal to transport anyone to get an abortion on roads within the city or county limits. The laws allow any private citizen to sue a person or organization they suspect of violating the ordinance.

Antiabortion activists behind the measure are targeting regions along interstates and in areas with airports, with the goal of blocking off the main arteries out of Texas and keeping pregnant women hemmed within the confines of their antiabortion state. These provisions have already passed in two counties and two cities, creating legal risk for those traveling on major highways including Interstate 20 and Route 84, which head toward New Mexico, where abortion remains legal and new clinics have opened to accommodate Texas women. Several more jurisdictions are expected to vote on the measure in the coming weeks.

"This really is building a wall to stop abortion trafficking," said Mark Lee Dickson, the antiabortion activist behind the effort.

Conservative lawmakers started exploring ways to block interstate abortion travel long before *Roe* was overturned. A Missouri legislator introduced a measure in early 2022 that would have allowed any private citizen to sue anyone who helped a Missouri resident secure an abortion, regardless of where the abortion occurred — an approach later discussed at length by several national antiabortion groups. In April, Idaho became the first state to impose criminal penalties on anyone who helps a minor leave the state for an abortion without parental consent.

But even in the most conservative corners of Texas, efforts to crack down on abortion travel are meeting some resistance — with some local officials, even those deeply supportive of Texas's strict abortion laws, expressing concern that the "trafficking" efforts go too far and could harm their communities.

The pushback reflects a new point of tension in the post-*Roe* debate among antiabortion activists over how aggressively to restrict the procedure, with some Republicans in other states fearing a backlash from voters who support abortion rights. In small-town Texas, the concerns are more practical than political.

Two weeks before the Llano vote, lawmakers in Chandler, Tex., held off passing such an ordinance, citing concerns about legal ramifications for the town and how the measure might conflict with existing Texas laws.

"I believe we're making a mistake if we do this," said Chandler council member Janeice Lunsford, minutes before she and her colleagues agreed to push the vote to another time. She later told The Washington Post that she felt the state's abortion ban already did enough to stop abortions in Texas.

Then came the Llano City Council meeting on Aug. 21. Speaking to the crowd, Almond was careful to emphasize her antiabortion beliefs.

"I hate abortion," she said. "I'm a Jesus lover like all of you in here."

Still, she said, she couldn't help thinking about the time in college when she picked up a friend from an abortion clinic — and how someone might have tried to punish her under this law.

"It's overreaching," she said. "We're talking about people here."

About a month earlier, Dickson had arrived in Llano with an urgent warning.

A "baby-murdering cartel" was coming for the pregnant women of Central Texas, he recalled telling a group of about 25 Llano citizens in the town library, wearing his signature black blazer and backward baseball cap.

"By trains, planes and automobiles, I say we end abortion trafficking in the state of Texas," he said.

Dickson brought along a laminated map of his state, black and red Sharpie marking each of the 51 jurisdictions across Texas that had passed ordinances to become what he calls a "sanctuary city for the unborn."

He hoped Llano would be the next place to pass the newest version of the ordinance, outlawing "abortion trafficking."

A director of Right to Life of East Texas, Dickson joined forces with former Texas solicitor general Jonathan Mitchell in 2019, when abortion was still legal in Texas until 22 weeks of pregnancy. Together, the men set out to ban abortion city by city, focusing on conservative strongholds. The Texas ordinances relied on the novel enforcement mechanism that empowers private citizens to sue, creating the model for the statewide "heartbeat ban" that took effect two years ago, on Sept. 1, 2021.

Since *Roe* fell, triggering a new ban that outlawed almost all abortions in Texas, Dickson and Mitchell have changed their strategy. Along with passing ordinances in conservative border towns in Democrat-led states, where abortion providers may look to open new clinics, the team has zeroed in on those helping women leave Texas for abortions — a practice they call "abortion trafficking."

By Dickson's definition, "abortion trafficking" is the act of helping any pregnant woman cross state lines to end her pregnancy — lending her a ride, funding or another form of support. While the term "trafficking" typically refers to people who are forced, tricked or coerced, Dickson's definition applies to all people seeking abortions — because, he argues, "the unborn child is always taken against their will."



TOP: Spectators spill into a hallway during the Aug. 21 council meeting where members considered whether to make Llano the third city in Texas to outlaw what some antiabortion activists call "abortion trafficking." ABOVE: The center of Llano, a conservative town of about 3,400 deep in Texas Hill Country. The statue is a memorial to Confederate war dead. BELOW: Council member Laura Almond questions the proposed ordinance during the meeting and recommends that it be tabled. Afterward, she said to residents: "You can be mad at me if you want to. But I've got to sleep with myself at night."

The measure — which has the public backing of 20 Texas state legislators — is designed to go after abortion funds, organizations that give financial assistance to people seeking abortions, as well as individuals. For example, Dickson said, a husband who doesn't want his wife to get an abortion could threaten to sue the friend who offers to drive her. Under the measure, the woman seeking the abortion would be exempt from any punishment.

Abortion rights advocates say the ordinance effort is merely a ploy to scare people out of seeking the procedure. To date, no one has been sued under the existing "abortion trafficking" laws.

"The purpose of these laws is not to meaningfully enforce them," said Neesha Davé, executive director of the Lilith Fund, an abortion fund based in Texas. "It's the fear that's the point. It's the confusion that's the point."

While these restrictions appear to violate the U.S. Constitution — which protects a person's right to travel — they are extremely difficult to challenge in court, said Mary Ziegler, a law professor at the University of California at Davis who focuses on abortion. Because the laws can be enforced by any private citizen, abortion rights groups have no clear government official to sue in a case seeking to block the law.

"Mitchell and Dickson are not necessarily conceding that what they're doing is unconstitutional, but they're making it very hard for anyone to do anything about it," Ziegler said.

Mitchell declined to comment for this article.

Asked about the constitutionality of his ordinances, Dickson cites the Mann Act, a federal law from 1910 that makes it illegal to transport "any woman or girl for the purpose of prostitution or debauchery, or for any other immoral purpose." If the Mann Act is constitutional, he says, so is this.

Llano was a particularly attractive target, Dickson said, because the town sits at the crossroads of several highways. Travelers driving west toward New Mexico from Austin, for example, would likely take Highway 29 or 71 — both of which pass through Llano.

When Dickson first came to town to drum up interest for his measure, Councilwoman Almond was well aware of his endeavors. She'd seen his flier, advertising "the effort to protect Llano residents from abortion across state lines." Then a friend reached out to ask if Almond and her husband would sit down with Dickson for a meeting.

"I've got a lot going on in my life," Almond said she told her friend. "And right now, that's just not where my energy is."

Almond says she was thankful when *Roe* was overturned. The 57-year-old former elementary school teacher voted twice for Trump and says she plans to vote for him again. Her friends call her a "pistol-packing mama." Every time she gets a text message, her phone spits out the sound of two gunshots.

But Almond — who wears flower earrings and glittery orange nail polish — is also known as a bit of a council wild card. At her consignment store, Possibilities, she employs an eclectic staff whose beliefs span the political spectrum. Her store manager is one of the only married, openly gay men in town — and if anyone has a problem with him, Almond says, they'd better hope she doesn't hear about it.

Almond had Llano's community of "cowboys and hippies" in mind when she chose her store's slogan: "Where you meet awesome people and the possibilities are endless."

Llano — just beyond the radius of Hill Country most trodden by Austin weekenders — is known as a deer- and dove-hunting destination, peppered with taxidermy studios and wild-game processors. Every April, residents come together to cook roughly 25,000 pounds of crawfish for a festival that draws people from all across Texas.

The town recently made national news as ground zero for another cultural flash point when its library removed several books from its shelves, including some that focused on sex, race and LGBTQ+ issues.

"People get along pretty well here until we have dividing issues like the library — and now this," Almond said.

Since she heard about the proposed ordinance, Almond said, she'd been wondering whether Llano really needed to further restrict abortion. She worried the term "abortion trafficking" was confusing, creating the impression that many women were being forced to get abortions across state lines against their will.

"It sounds like more of a slave



situation," she said.

It was not clear if some of the proposed ordinance's most ardent proponents in Llano understood what it would do, with several mischaracterizing the measure during interviews with The Post.

While the language of the draft ordinance explicitly states that it would apply to people transporting "any individual for the purpose of providing or obtaining an elective abortion," the mayor, Marion Bishop, said the term "abortion trafficking" did not apply to women who were choosing to get abortions "on their own free volition."

"It would be people who were either coerced or undecided, who found themselves loaded onto a van and headed somewhere," Bishop said in an interview at the vodka distillery he owns downtown.

Pressed on the contradiction between his statement and the language of the proposal, Bishop acknowledged that what he originally said "may not be totally accurate."

Still, he said, he continues to support the ordinance, which he views as largely symbolic.

"Is it absolutely necessary? No," Bishop said. "Does it make a statement? Yes it does."

The morning of the council meeting, Almond decided to cancel her plans so she could fully consider the implications of the measure that would outlaw "abortion trafficking" in her town.

She still wasn't totally sure how she would vote.

With seven hours to go before the meeting, she pulled out a printed copy of the 16-page proposal. Then she sat down at her kitchen table, pen in hand, and began to read.

The whispers in the back of city hall grew louder as the crowd realized that Almond would not be voting as they had expected.

"Laura can't do this by herself," said an advocate for the ordinance, leaning over to the other people in her row. "She needs someone to second. There's still a chance."

Then the other woman on the council, Kara Gilliland, chimed in with her own hesitations.

"I'm not for abortions and that's my personal belief," Gilliland said. "But I cannot sit up here knowing that there are 3,400 other citizens in this town who don't have the same belief necessarily as I do."

Four of the five members of the council voted to table the ordinance for another time.

"You can be mad at me if you want to," Almond said to her town. "But I've got to sleep with myself at night."

Combing through the ordinance that morning, Almond said in an interview, she had scribbled furious notes in the margins, trying to identify every potential issue. She feared that the law's civil enforcement mechanism would turn members of the Llano community against one another. While she'd supported the implementation of the Texas "heartbeat ban," which relied on the same provision, she said she hadn't given much thought to how that could pit neighbor against neighbor.

Now it was her job to "peel the layers" — and she didn't like where the measure could lead.

As the council moved on to other matters, Dickson ushered the angry crowd out to the porch.



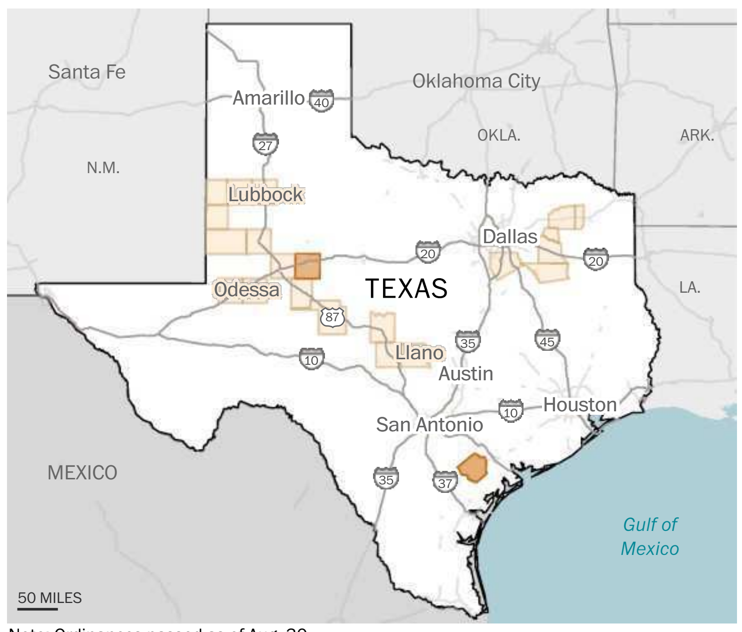
CHRISTOPHER LEE FOR THE WASHINGTON POST

For antiabortion activist Mark Lee Dickson, Llano was a particularly attractive target for his proposed ordinance because the town sits at the crossroads of several highways.

Texas counties and highways targeted by antiabortion ordinances

A new wave of proposals would make it illegal for anyone to use certain roads to drive someone out of state for an abortion.

Counties where ordinances have passed · Counties of interest for trafficking proposals



Note: Ordinances passed as of Aug. 30

The proposal was tabled, he reminded his audience — not dead. The city would have another opportunity to consider it as soon as early September.

"Is this the city council of Austin or is this the city council of conservative Llano?" Dickson said. "This is far from over. . . . Show up at their businesses with some signs."

"I know where Laura works," offered the wife of a local pastor.

Dickson recalled what happened in Odessa, a far larger city in West Texas that failed to advance a version of a "sanctuary city" ordinance several years earlier. With help from antiabortion residents, he said to the group, some of the council members who opposed the measure were ultimately voted out of office.

"Now Odessa has a 6-1 majority that is in favor of this," Dickson said.

Odessa passed its ordinance in December.

The next night, Dickson drove 40 minutes to Mason, Tex., to try to persuade another small, conservative community to pass the same measure.

More than 20 people gathered around plates of pizza and pasta at a restaurant that doubles as a gun store. In the window, next to a sign for "fresh oysters," someone had painted the message "Let's go, Brandon," an insult aimed at President Biden. On one wall of the restaurant was a Confederate flag taller than Dickson; above the bar, a flag for "Trump 2020."

Dickson chose this location for his next meeting, inviting local pastors and other antiabortion activists in the area to hear a version of the same speech he had delivered a month earlier in Llano.

"Guys, I don't care if there's only one person on your city council who wants to pass this," Dickson said. "If you have a personal relationship with a council member, reach out."

Mason residents smiled and nodded, digging through their purses for pens to write down Dickson's email.

Less than 24 hours later, the "abortion trafficking" ordinance was added to the official agenda for the Mason County board of commissioners.

It would take up the matter at its next meeting.



Extreme heat is turning us into sundown c



People dot the shore after sunset at Wrightsville Beach, N.C., on July 23. With heat indexes — figures derived using the air temperature and relative humidity — soaring into the 100s in North Carolina, many beachgoers are

BY RORY DOYLE, MADELINE GRAY, DANIELLE VILLASANA, BRIDGET BENNETT AND EMILY KASK

Throughout a summer blistered by rising temperatures, one heat wave led directly to the next, offering no escape. Records were repeatedly broken, and July became the hottest month recorded on Earth. The rest of the summer was not much better, with extreme heat continuing, and August became the hottest one on record along the Gulf Coast.

Avoiding the sun's wrath during daytime hours became the only way for some Americans still to enjoy the outdoors or safely complete necessary chores. Along the North



MADELINE GRAY FOR THE WASHINGTON POST

Kelsey Edgerton participates in sunrise yoga on the Crystal Pier at Wrightsville Beach on July 24. Early mornings outdoors are an option for beating the heat.

Carolina coast, beachgoers flocked to the ocean at night. In Texas, zookeepers offered their animals cool early-morning baths ahead of the days' highs.

The Washington Post dispatched five photojournalists to see how their communities were finding relief during a summer of extreme heat. Here is what they found.

Cleveland, Miss.: 5:52 a.m.

Western Mississippi saw temperatures as high as 99 degrees in July and 105 in August.

While the Gulf Coast states are accustomed to hot and humid summers, this one felt excessive. This summer, multiple cities in Mississippi set records for highs, with Gulfport and Hattiesburg reaching 107, the highest recorded in data gathered since 1893.

Schools across Mississippi implemented measures to protect student-athletes from the heat. Marching bands provided additional water breaks and outdoor activities were restricted during heat advisories.

Members of the Delta State University football team held voluntary pre-dawn workouts in Cleveland in late July. But even before the sun was out, players were covered in sweat.

Wrightsville Beach, N.C.: 6 a.m.

The North Carolina coast saw temperatures as high as 95 degrees in July and 97 in August.

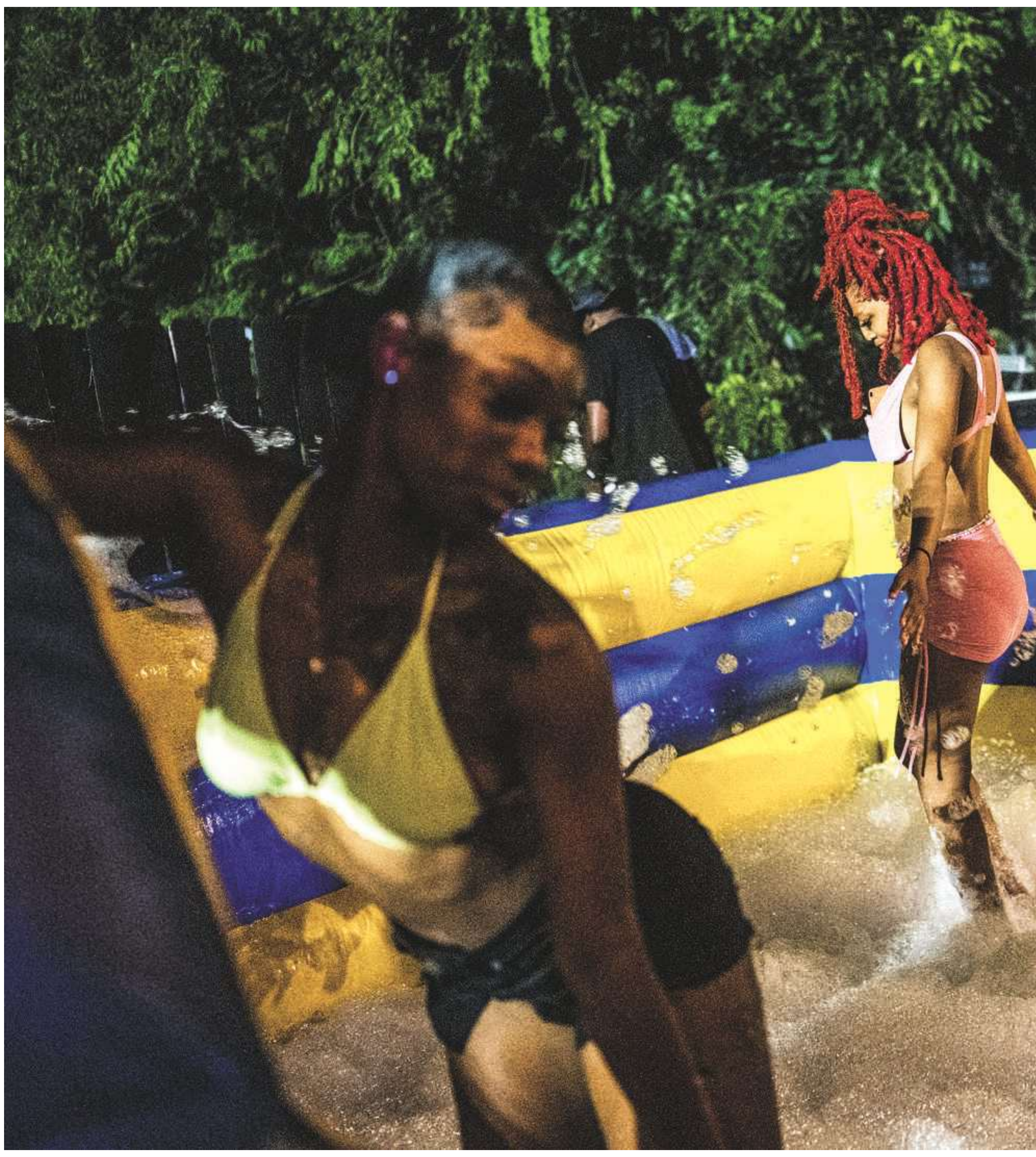
Summer in North Carolina typically finds the beaches packed with people, and this exceptionally warm summer was no different. But many people chose to move their activities to hours outside of the height of the day. Surfers flocked to the waves at sunrise as people used those hours to exercise as well.

Throughout the region, few were able to escape the soaring temperatures. Whether they were tourists visiting the beaches for a week or year-round residents, all had to find their own ways to cope.

Caroline Cooley led a yoga class on the pier at Wrightsville Beach at sunrise on a late-July morning. "Before the sun starts to beam down and the humidity gets too high," Cooley said. "If I wait until later in the day, the heat's going to beat me, and I probably won't do it."

In other parts of the Wilmington, N.C., region, nonprofit groups worked to ensure that vulnerable community members received support when the heat became dangerous. Several agencies banded together to offer free fans at the New Hanover County Senior Resource Center. Fran's Fans, an organization founded 20 years ago by WECT-TV news anchor Frances Weller, collected nearly 3,000 fans to donate to seniors this year. Liz Carbone, the director of Community Engagement at the Good Shepherd Center, a nonprofit organization that serves homeless people, said the shelter was pushed to maximum capacity during the summer heat waves.

Heat indexes — figures derived by factoring relative humidity into the air temperature — frequently soared into the 100s along the North Carolina coast. During the day, Shibumi Shades, the blue-and-teal sun shades that are



In New Orleans, partygoers cool off at Kermit's Treme Mother-in-Law Lounge on July 31. The area experienced tem

creatures



MADELINE GRAY FOR THE WASHINGTON POST

opting to visit once the sun has gone down and the worst of the heat has passed.



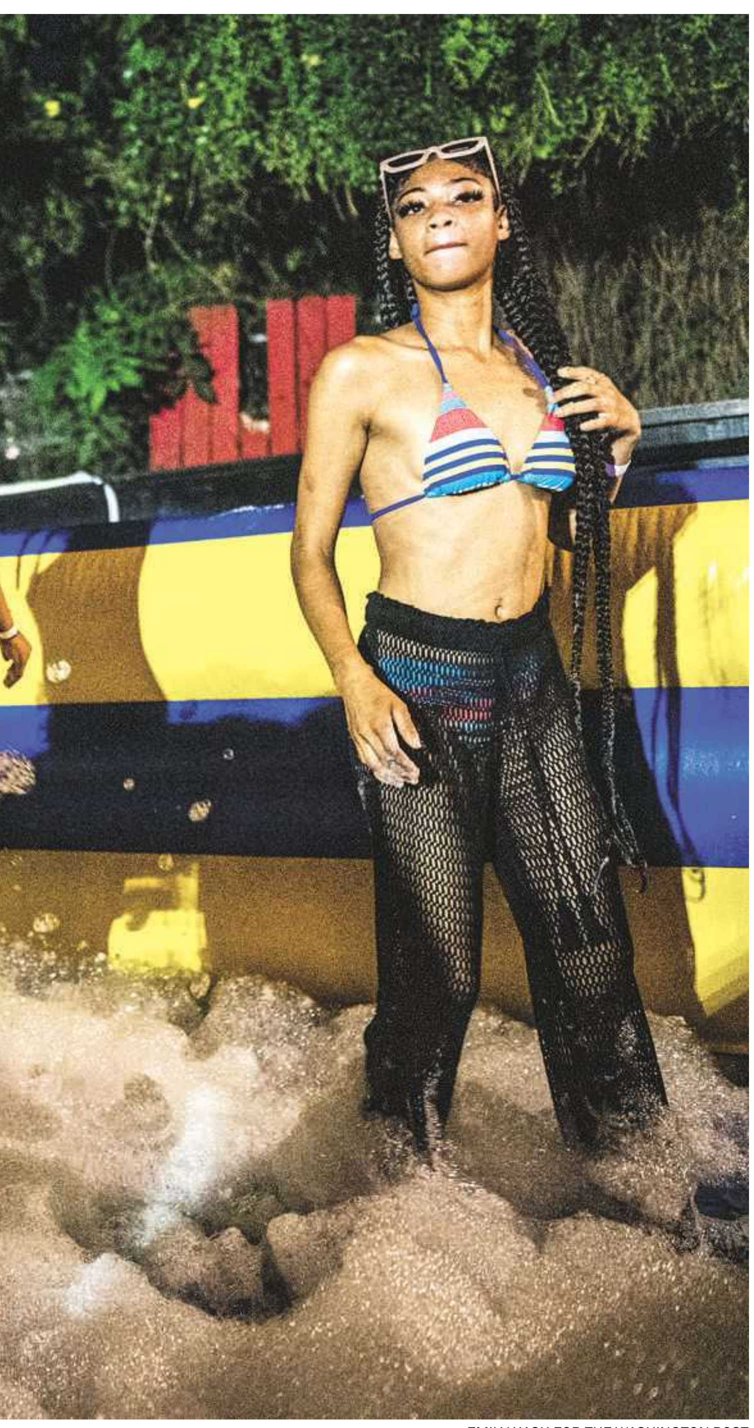
RORY DOYLE FOR THE WASHINGTON POST

Football players at Delta State University in Cleveland, Miss., take a water break during a voluntary early-morning workout on July 21. Schools across Mississippi took measures to protect student-athletes from heat stress.



DANIELLE VILLASANA FOR THE WASHINGTON POST

At the Houston Zoo, Kendall Moore gives Olivia the anteater a cooling wash-down to help with the extreme heat on July 26. Not only did temperatures rise to unexpected highs, but they also came with a damp, thick blanket of humidity that made the outdoors feel like a sauna.



EMILY KASK FOR THE WASHINGTON POST

peratures as high as 101 degrees in July and up to 105 in August.



BRIDGET BENNETT FOR THE WASHINGTON POST

Julian Barnett, 3, swings with his brothers on a sweltering Las Vegas evening. The city experienced its hottest July on record, according to the National Weather Service.

iconic of North Carolina, often covered nearly every inch of the sand as far as the eye could see as people hid from the sun.

As the sun went down and temperatures fell slightly, tourists and locals alike packed the beach.

Houston: 8:35 a.m.

Temperatures reached as high as 103 degrees in July and 109 in the area in August.

Whether it was baking bread in mailboxes, mowing the lawn after sundown or crowding into public pools, creativity marked Houston's approach to its excruciating heat. Even animal caretakers thought outside the box — coming up with doggy pool parties, Texas-shaped, fruit-filled ice blocks and showers for zoo animals including anteaters and capybaras.

Although those adjustments eased the pain somewhat, the summer days with Houston trapped under a heat dome were still impossible and unrelenting. Not only did temperatures rise to unexpected highs, but they also came with a damp, thick blanket of humidity that made the outdoors feel like a sauna. During the day, public spaces normally crawling with people were ghost-town empty. No children played in parks: The swings and slides were too hot to sit on. No athletes were allowed on fields: Heat mandates prohibited that. No crowds of people packed patios for brunch.

The heat was more than an inconvenience; it had negative effects on the state's residents. Heat and droughts drove farmers to sell off some of their livestock herds and led to lower-than-usual crop harvests as field workers were at risk at the height of the day. Emergency room visits escalated because of heat exhaustion, heat stroke and other related medical conditions. Highways and roads buckled. Energy demands stressed power grids.

To deal with the grim realities, cities across Texas implemented cooling and public health strategies while scientists continued researching the impacts of extreme heat on people and the planet. And, day-to-day, Texans coped in big and small ways that highlighted their resilience. For Ollie Buchanan, a 67-year-old electrician in Houston, it was all about mind over matter: "Go forward and keep going. The end of the day is coming."

Las Vegas: 10:39 p.m.

Temperatures as high as 116 degrees were observed in July and up to 109 in August.

Even desert residents who are accustomed to searing conditions were stressed by this summer's extreme heat wave. Las Vegas experienced its hottest July on record with an average temperature of 97.3 degrees, according to the National Weather Service. And in August, temperatures hit above 100 degrees on 21 days.

As unrelenting triple-digit temperatures triggered excessive-heat warnings, cooling centers were opened across the area, and those who could shifted routines to avoid being out during the hottest parts of the day. Heavily used bus routes were bustling at night with people running errands.

People also flocked to outdoor malls, parks and basketball courts when the sun went down.

New Orleans: 9:03 p.m.

The area experienced temperatures as high as 101 degrees in July and up to 105 in August.

"Excessive heat in NOLA through Sunday, with feels-like temps as high as 115-120 F. For heat relief locations & tips, visit ready.nola.gov." That text message went out to New Orleans residents on nine consecutive days this year, a record since 2021, according to city authorities.

Sitting on a stoop visiting with friends in the evenings is New Orleans's usual way to get moments of relief from summer heat. But this year, temperatures stayed over 80 degrees overnight and high humidity persisted around-the-clock.

To keep customers stepping to the rhythm of the house music and brass band, Kermit's Treme Mother-in-Law Lounge offered an outside inflatable pool with a fan blowing foam. Most nights, people searched out the clubs with the coolest air conditioning. Air conditioning was so essential this summer that the city forbade the power company to shut off anyone's power until October, at least one respite in the sweltering city.

THE WORLD

Kharkiv's school year opens with classes in subway stations

As Russian attacks continue, students head underground

BY ALEX HORTON, SERHII KOROLCHUK AND HEIDI LEVINE


PHOTOS BY HEIDI LEVINE FOR THE WASHINGTON POST





TOP: People pass by a school in Kharkiv, Ukraine, on Monday that was gutted during fighting last year. More than 1,300 schools in areas controlled by the Ukrainian government have been destroyed since Russia invaded in February 2022. MIDDLE: Teachers escort first-grade students Monday, the first day of school, to classes in a subway station in Kharkiv. BOTTOM: Mothers hug their children and snap cellphone photos while picking them up from their first session underground. About 1,000 students have signed up for the city's voluntary initiative that supplements online classes with in-person learning.

KHARKIV, UKRAINE — The first-graders gathered to start a new school year in a windowless underground hallway turned classroom, gushing about the best things in the whole world.

A girl with a green handkerchief tied neatly around her neck held the yarn. It's the talking yarn — meaning she had the floor. "My name is Nastia. I like chocolate," she said. The students clapped. She passed the yarn to a boy.

"My name is Vlad," he said. "I like sports and games." More applause.

"Now we know Vlad likes sports," the teacher told the class. "Who is next?"

Monday marked the first day of classes for students in Kharkiv, Ukraine's second biggest city, located just 25 miles from the Russian border. It was also the 558th day of Russia's continuing invasion and, to protect the children from the constant threat of airstrikes, makeshift classrooms have been set up throughout the city's sprawling subway system.

More than 1,300 schools in areas controlled by the Ukrainian government have been destroyed since start of the invasion in February 2022, according to UNICEF, which has documented profound learning loss among Ukrainian children after their safe environments were obliterated.

In Kharkiv, where the launch and impact of missiles from Russian soil are measured in seconds, online classes are now the norm. So officials here launched a voluntary initiative for parents and students who want to learn in a physical classroom to supplement computer-based learning while offering hardened shelter from the bombs.

The setting may have been unfamiliar, but typical first day rituals played out all morning, albeit with the occasional commuter shuffling past. Emotional parents took proud photos on their cellphones before sending the children off, teachers corralled their students into lesson plans, and shy kids met their soon-to-be best friends. Many students wore vyshyvankas — crisp white shirts with traditional embroidered designs.

Parents and teachers on hand for the first day of school said the program was a welcome creation, allowing children to have a semblance of a normal education and social interaction with other students, even as Russian and Ukrainian troops fight pitched battles in the region.

About 1,000 students have signed up so far, said Kharkiv Mayor Ihor Terekhov, who said he was not aware of other programs like it in Ukraine. The number amounts to less than 1 percent of Kharkiv's roughly 112,000 schoolchildren, but national polling suggests that roughly 20 percent of parents want in-person classes. In Kharkiv, Terekhov said he expects enrollment to grow.

"Children don't have an opportunity to study in their usual schools," he said in the Freedom Square subway station, as a class learned about shapes. "They need to be socialized."

The subway station school facilities include bathrooms and air ducts. In the rear of a hallway, nurses stand ready to help with scraped knees and runny noses. And psychologists quietly observe the students.

Many families displaced from front line areas have found refuge in Kharkiv, where more than 18 months of war nonetheless have put children under extended duress.

Nadia Kozyreva, a single mother, and her twin 6-year-old girls left their hometown of Kupyansk last September after it was liberated. The Russians had occupied it for six months, and the town was relentlessly shelled in the fight to reclaim it. It is still being attacked daily, she said, as Russians fight to recapture ground nearby. Residents who had stayed or returned after fleeing last year were ordered to evacuate last month.

Kozyreva's daughters — Victoria, calm and contemplative, and Kateryna, a frenetic ball of energy — still ask to go home, but she has told them it is still not safe. The girls are now enrolled in the program for at least a year, she said. They emerged from the underground classroom happy, she said, to experience something different.

The program is a boon at the right moment, Kozyreva said. On her janitor's salary, she has found it hard to pay for the computer equipment needed for online lessons, and she has struggled herself with the technology.

"I'm a simple girl," she said, "from a village."

A scrum of doting mothers awaited their sons and daughters to emerge from their first lessons inside the Peremoha — or "Victory" — metro station in northwestern Kharkiv. The parents there said they were relieved to see their children begin their education with some normalcy after last year's widespread disruptions. They are not allowed to go outside during recess, one parent said, so the educators have found solutions to keep children engaged with games throughout the day.

Bohdana Boholiubova, with her husband at her side and an infant strapped in a carrier on her chest, explained the turmoil that led to this moment. Her family fled Kharkiv last year for the relative calm in the western city of Lviv. They returned last fall following the region's liberation.

The program shows promise, but it will depend on the attitude of the students and parents to ensure the children are well served, Boholiubova said.

That could be difficult in war, Boholiubova said, but her 7-year-old daughter, Sonia, and the rest of the family have adjusted to a new normal. Getting Sonia into a classroom, whether in a traditional school building or a subway, is crucial, Boholiubova said.

"It's better than online," she said while waiting for Sonia at pickup on Monday. "She can speak with children."

The children burst through the metro tunnel with ice creams in hand, and the Boholiubova family reunited.

Elsewhere in the mob, Ira Kravchenko embraced her 6-year-old daughter, Nicole, who delivered an initial review of her subway-school experience: thumbs up.

Kravchenko has empowered her daughter to decide if she stays in the program. For now, the setup allows Kravchenko to run errands during the day, rather than keeping Nicole at home. And the added protection of her daughter spending time underground has provided some peace of mind.

"She is going to be safe here," Kravchenko said, before leading Nicole in hand to board a train inside her school.

Above ground, where students filtered out of the Freedom Square station, they were greeted with air raid sirens echoing throughout the city — a sound that has come to define their young lives with such normalcy that few even seemed to notice.

Underground, where the sirens cannot be heard, the buzz of excited students and energetic teachers was the primary sound in the narrow classrooms, where quotes from prominent Ukrainians throughout history were displayed on the walls next to colorful drawings.

Hanna Neelova, a first-grade teacher, commanded the enraptured attention of a class that had never quite experienced education in the flesh. The war has brought grief for children, many of whom need psychological help to understand what is happening around them, she said.

Teaching is a calling, Neelova said, and the new setup is not just a benefit for students. Being in the same room with her students, rather than on a screen, has restored her own vitality, she said.

"It's nice to feel the energy from the kids," Neelova said. "We didn't feel that for the last year and a half."

DIGEST

BURKINA FASO

Clashes with militants leave 53 fighters dead

Seventeen soldiers and 36 volunteer fighters were killed in heavy clashes with militants in northern Burkina Faso on Monday, the army said in a statement Tuesday.

Burkina Faso has been battling armed groups, some with links to al-Qaeda and the Islamic State, in its desert north since 2015.

Attacks have worsened this year, making the country the epicenter of a violent movement that has also engulfed poverty-stricken Mali and Niger, killing thousands and forcing millions from their homes.

Efforts by the army to retake areas have often led to huge increases in violence.

— Reuters

BALKANS

At least 6 dead in disastrous flooding

A potentially catastrophic flooding event is unfolding in Greece, Turkey and Bulgaria amid an extreme weather pattern in Europe that is bringing exceptional heat over a swath of the continent.

Greece's severe flooding follows a spate of deadly summer wildfires, both of which scientists fear will become more common with human-caused climate change.

Extraordinary amounts of rain have fallen in portions of Greece since Monday, and forecasters are predicting totals of at least 20 to 30 inches in some locations through Wednesday from what national meteorological services in southeast Europe are calling Storm Daniel. One man died and cars were washed away in the Greek port city of Volos, according to Reuters. Photos and videos posted to social media show city streets turned into raging rivers in the Thessaly region and Skiathos, a small Greek island, submerging vehicles and damaging roads.

The Associated Press reported at least five additional deaths in Turkey and Bulgaria, which have also experienced floods.

— Dan Stillman

CHINA

2 arrested for making hole in Great Wall

Authorities in China arrested two people they said had inflicted "irreversible" damage to the country's Great Wall by razing a section in central Shanxi province to create a shortcut for construction equipment.

The Youyu County Public Security Bureau learned of a gaping hole in the Great Wall on Aug. 24 and dispatched an investigative team to assess the damage, which was inflicted with heavy machinery, according to a report by the Chinese state broadcaster CCTV.

The police followed tread marks to the location of the apparent excavator in question and arrested two people — a 38-year-old man and a 55-year-old woman working at a nearby construction site. They are suspected of using the excavator to widen an already existing gap in the wall, according to a statement from the Youyu County Public Security Bureau, CCTV reported.

— Sarah Dadouch

Israeli military kills two in West Bank: Israeli troops killed a Palestinian militant during an army raid in the West Bank on Tuesday, Palestinian health officials said, while elsewhere in the occupied territory a teenage Palestinian gunman opened fire at Israeli soldiers, wounding one before being shot and killed. The events marked the latest violence to roil the territory during one of the most violent stretches of the Israeli-Palestinian conflict in nearly two decades. Israel has pressed on with near-nightly raids in the West Bank while Palestinian militants have ramped up shooting attacks against Israelis. The early morning military raid into the Nur Shams refugee camp near the northern West Bank city of Tulkarem on Tuesday prompted a firefight between Israeli troops and Palestinian militants. The army said troops found and demolished an explosives stockpile. Residents shared videos of bulldozers ripping off all the asphalt on the camp's main road. The army also said that soldiers came under attack from armed gunmen and shot back at Palestinians who were also hurling explosives.

Central African Republic leader, Gabon junta chief meet: Central African Republic President Faustin Touadéra held closed-door talks with Gen. Brice Oligui Nguema, Gabon's junta-appointed leader, in Libreville on Tuesday in the wake of the main regional bloc's condemnation of the Aug. 30 coup. Central African bloc ECCAS has suspended Gabon's membership but has so far stopped short of imposing penalties in response to the nonviolent military ouster of President Ali Bongo. Touadéra was visiting in the capacity of a mediator between the junta and ECCAS.

— From news services

Ukraine lawmakers reinstate rule to fight graft, with a catch

BY DAVID L. STERN

KYIV — Ukrainian lawmakers on Tuesday voted to reinstate — but postpone by a year — a key anti-corruption rule that would require them to openly disclose their assets, potentially raising new questions about the country's commitment to fighting graft at the highest levels of government.

Asset disclosures by members of parliament were stopped last year, ostensibly on security grounds, following Russia's full-scale invasion of Ukraine.

On Tuesday, parliament voted to reinstate the declarations — which the International Monetary Fund had set as a requirement for disbursing part of a $15.6 billion economic assistance program. But the parliament inserted a delay of another year before the renewed disclosure requirement takes effect.

The move came shortly after parliament voted to dismiss Defense Minister Oleksii Reznikov, who resigned Monday at President Volodymyr Zelensky's request. Zelensky's designation to replace Reznikov was applauded by anti-corruption activists because the Defense Ministry is enmeshed in corruption allegations.

Yaroslav Yurchyshyn, an opposition lawmaker and former head of Transparency International in Ukraine, denounced the move on disclosures. Posting on Facebook, Yurchyshyn called it "a manipulation" and said the goal was "to delay as far as possible the moment when it will be necessary to report on vacations in Dubai" or the purchase of a new house.

Zelensky has taken several steps in recent months to assure Ukraine's international supporters that he is committed to rooting out public corruption, and to safeguarding the billions in military and economic assistance that have kept the country alive since the start of Russia's invasion in February 2022.

The replacement of Reznikov appeared to be the latest such move. Although Reznikov has not been charged personally with any wrongdoing, and he has insisted that his departure was not tied to corruption concerns, the Defense Ministry has been at the center of a number of troubling allegations.

Earlier this year, Deputy Minister Vyacheslav Shapovalov resigned amid allegations that the military bought food for forces at inflated prices — charges he has denied.

And last month, Ukrainian media outlets reported that the ministry bought jackets for soldiers at a steep markup. Reznikov said the claims were false, and Zelensky did not cite corruption as a reason for replacing him.

To succeed Reznikov, Zelensky has nominated Rustem Umerov, head of Ukraine's State Property Fund. Umerov is a prominent representative of the Crimean Tatars, a Turkic-speaking minority group, which has been suppressed politically since Russia's illegal invasion and annexation of the peninsula in 2014.



ANDRII NESTERENKO/AFP/GETTY IMAGES

Rustem Umerov, above, is nominated for Ukraine defense minister to replace Oleksii Reznikov, the target of corruption allegations.

Umerov's appointment, which is expected to be approved this week, is viewed by Ukrainian political insiders as strengthening ties with Turkey, a key ally for Kyiv and frequent intermediary in dealings with Russia.

Umerov's appointment to such a prominent post, which will require frequent appearances at NATO and in meetings with international supporters led by U.S. Defense Secretary Lloyd Austin, could also make it uncomfortable for senior Western officials to call for any land-for-peace deal that might require surrendering Crimea.

On Monday, Turkish President Recep Tayyip Erdogan met with Russian President Vladimir Putin in Sochi, Russia, but failed to reach an agreement to revive a deal that provided safe passage for Ukrainian grain exports through the Black Sea. Turkey and the United Nations originally helped broker the agreement one year ago, but Russia canceled it this summer.

Putin has insisted that Russia is willing to rejoin the grain accord if restrictions on its own food and fertilizer exports are lifted. Erdogan said he believed that "we will reach a solution that will meet expectations in a short time."

Ukrainian Foreign Minister Dmytro Kuleba said Monday that the Black Sea grain initiative "must be restored," but not "at the expense of blackmail [and] fulfilling the whims" of Russia.

"If we make concessions to them now, they will return, in a month they will withdraw again and will put forward new conditions," Kuleba said in Kyiv, after Putin and Erdogan's meeting ended. "This is just classic blackmail."

While the politics played out in Kyiv on Tuesday, the fight against the Russian invaders in Ukraine's southeast continued. Ukraine's Security Service, the SBU, said it tried to "blow up" a former top official in Russian-occupied Luhansk in eastern Ukraine — an attack that Russian officials said was carried out using a cellphone that was rigged with an explosive.

The failed assassination was the latest example of Ukraine's effort to fight Russia's invasion using hybrid tactics, away from the front-line military conflict.

Repeated drone strikes on Russian territory are another part of that campaign, and Russian officials said Tuesday that air defenses overnight shot down Ukrainian drones that were "attempting to carry out an attack on Moscow," as well as on targets in occupied Crimea, which Russia invaded and illegally annexed in 2014. No casualties or damage were reported, the officials said.

Russia's Investigative Committee, a top law enforcement agency, said in a social media post that the SBU's target was the former "head of customs" in the Luhansk People's Republic — one of the Kremlin's puppet states in eastern Ukraine that Putin has declared to be annexed and part of Russia, in violation of international law. Media reports identified the ex-official as Yury Afanasievsky.

The explosion was triggered via "a mobile phone with an explosive device that was set off after the phone was activated"; it had been passed to Afanasievsky by a woman living in the regional capital city of Luhansk. The woman has been detained, the Investigative Committee said.

Afanasievsky and his son were hospitalized with "multiple injuries," but their lives "were not in danger," the Investigative Committee said.

However, an SBU official, speaking on the condition of anonymity because of the sensitivity of the issue, said Afanasievsky had sustained "multiple shrapnel wounds to the head, neck and abdomen and is in intensive care in critical condition."

The official confirmed that the SBU carried out the attack, which took place at Afanasievsky's "residence."

One of the drones that Russian officials said they shot down overnight was intercepted near Zavidovo in the Tver region near Moscow, where Putin maintains one of his numerous presidential residences. No damage was reported, however, and it was not clear if the drone was targeting Putin's home.

Early Monday morning, Russia launched an attack of self-destructing drones against grain facilities near the Black Sea port of Odessa.

Serhiy Morgunov in Warsaw and Kamila Hrabchuk in Kyiv contributed to this report.

'Steak' and 'ham' labels on plant-based foods? Non, non, non, France says.

BY LEO SANDS

French people are known around the world for their culinary traditions and the reverent status enjoyed by meat on menus across the country's bistros. But times are changing — with plant-based protein alternatives growing in popularity in recent years, pitting livestock farmers and the vegan food industry into a fierce war over which words can be used on labels.

Now, France's Agriculture Ministry says it plans to ban the use of 21 meat terms — including "steak," "ham" and "fillet" — from labels on all plant-based food products — in a nod to another of the country's proud traditions: national debates over the correct use of the French language.

If approved, France will boast some of the world's strictest laws banning the use of meat terms to label vegan foods, and join several U.S. states, and South Africa, in restricting the words manufacturers can use to market them.

"It is an issue of transparency and loyalty which meets a legitimate expectation of consumers and producers," France's agriculture minister, Marc Fesneau, said in a statement Monday, unveiling the draft decree. He said that putting an end to misleading food labels was a key priority of the French government — and that the ban was important for maintaining the trust of consumers.

Jasmijn de Boo, Global CEO of ProVeg International, which campaigns for plant-based diets, rejected the French government's reasoning in a telephone interview Tuesday. "Consumers are not confused," she said. "They know perfectly well what they're looking for: food made free from animals. That's why these products should have logical names that people are familiar with."

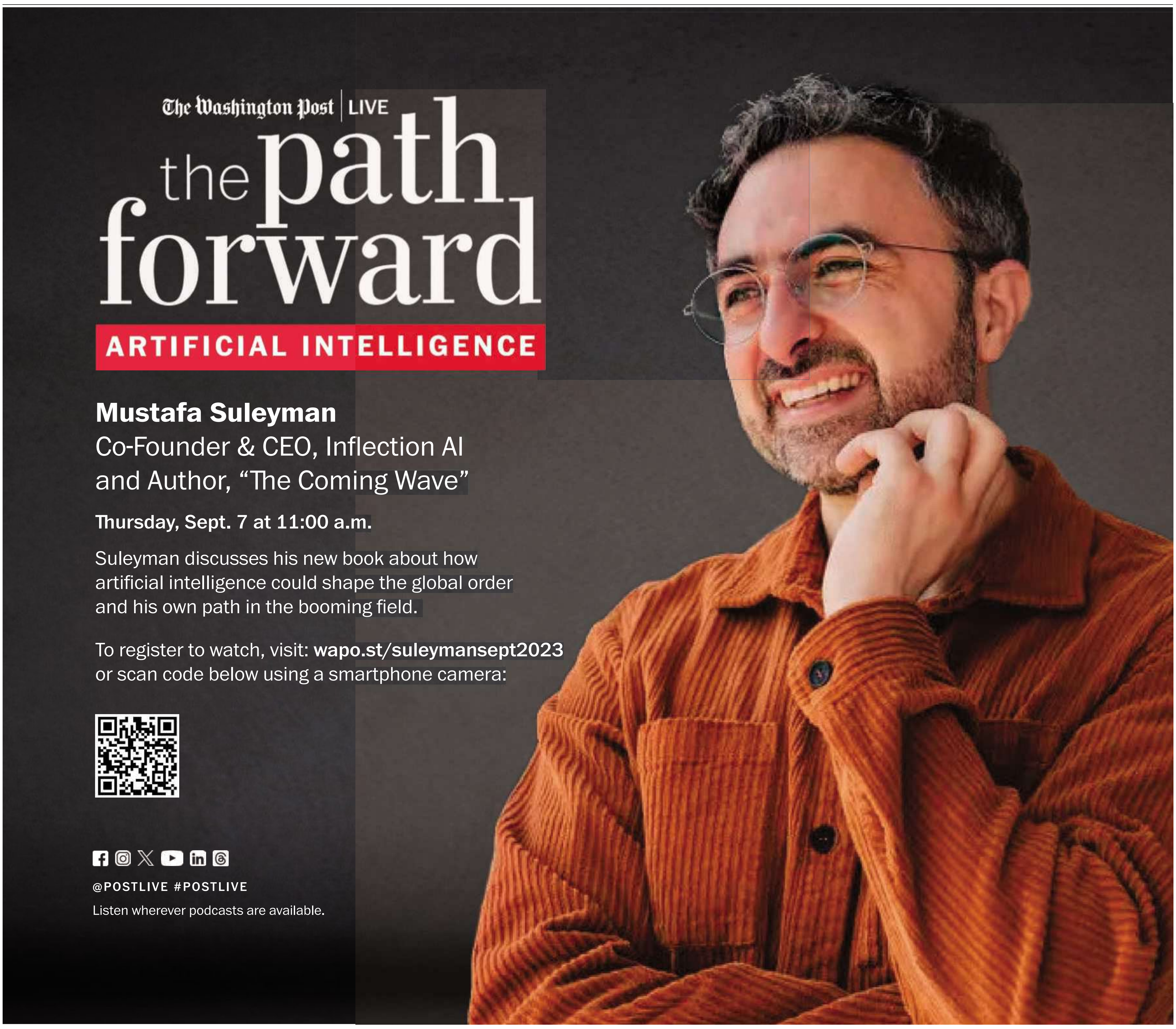
According to the proposed code — which still must be approved by the European Commission — food makers will be completely prohibited from using words associated with particular animal parts such as "rump," "flank" and "loin," when marketing or describing processed products containing plant proteins.

A second list of 120 terms, including "bacon," "pastrami" and "sausage," will be allowed by French authorities "to describe foodstuffs of animal origin which may contain plant proteins," but only if the plant protein levels do not exceed a specified threshold, the decree says. The word "burger" does not appear on the list of banned words.

If it passes, food makers will have three months to comply with the decree.

Plant-based meat alternatives have grown popular in France in recent years, with vegetarian and vegan options increasingly appearing on restaurant menus — belying the country's traditional reputation as a challenging destination for vegetarian and vegan travelers.

According to one analysis of NielsenIQ retail data, French consumers spent about $120 million on plant-based meats in 2022 — a 17-percentage-point increase from 2020 sales levels.



N. Korea slowly reopening after 3½ years of covid isolation

NORTH KOREA FROM A1



KYODO NEWS/GETTY IMAGES

A photograph taken from Dandong, China, shows North Korean soldiers patrolling in a border area in March 2021, a year after Pyongyang shut down its international borders at the beginning of the coronavirus pandemic.

economy, led by underground entrepreneurs, took a hit from the border closures barring black-market trade with China. Kim imposed restrictions on ordinary citizens' movements, assembly and access to outside information, citing risks of exposure to covid.

The prolonged isolation also deepened the country's chronic food insecurity, making people grow more dependent on Kim's authoritarian leadership for their livelihoods.

"The past 3½ years of self-isolation provided an ideal environment for the North Korean leadership to exert greater central control over all realms, from one's way of life to the economy," said Rachel Minyoung Lee, a senior analyst at the Open Nuclear Network in Austria.

Aid workers, trade delegations and diplomats have been unable to enter the country, shuttering firsthand insights that could help inform those on the outside.

"Reopening borders will mean a greater likelihood of inflows and outflows of information, which will pose challenges to North Korea's ongoing policy of greater centralization," Lee said.

Why reopen borders now?

During the lockdown, North Korea tried to make do with its ideology of self-reliance, such as boosting domestic manufacturing in limited areas, including textiles and agriculture. The regime has also ramped up its cybercrime activities to steal foreign currency in forms of cryptocurrency and other virtual assets, cyber analysts say.

But worsening economic conditions have pushed the Kim regime to seek external relief and partially reopen its borders to trade, according to experts.

"The cost of isolation that piled up over the years, however, has reached a breaking point for Kim," said Heo Jeong-pil, a professor of North Korean studies at Dongguk University in Seoul.

North Korea's economy shrank for three years in row from 2020, according to estimates by South Korea's central bank. The North's essential trade with its ally China tumbled to a decades-long low of $320 million in 2021, down 90 percent from pre-pandemic levels.

Following a limited resumption of freight traffic last year, trade with China rebounded rapidly to $1.06 billion during just the first half of 2023. Since May, train services between North Korea and China have increased to twice daily, and some customs facilities reopened in June, according to a parliamentary briefing by South Korea's National Intelligence Service.

And trade with Russia is increasing as well, though at lower levels than with China. Since the Russian invasion of Ukraine, the growing global isolation of Moscow has pushed the Kremlin closer to the Kim regime.

North Korea has "a capacity to promptly supply Russia with the sought-after munitions" following a full-fledged reopening of the land route between the two countries, said Cho Han-bum, an analyst at Seoul's Korea Institute for National Unification.

Overseas N. Koreans return

Pyongyang is set to repatriate thousands of North Korean nationals stranded in China and Russia during the pandemic lockdown. Air Koryo last month resumed trips to Beijing and Vladivostok to bring back North Korean citizens.

North Korea's health authorities said last week that Pyongyang has approved the return of its citizens abroad, citing an adjustment in the degree of its anti-epidemic stance amid "the eased worldwide pandemic situation." Returnees will be monitored at quarantine wards for one week, according to state media.

"Many hundreds, or thousands, of North Koreans have been stuck outside of their home country for more than 3½ years now and so these first chances are for them to return," said Simon Cockerell, the general manager of Beijing-based North Korea tour operator Koryo Tours.

Among the North Koreans facing imminent repatriation are students studying abroad, diplomats and laborers, as well as defectors detained in China. As a close ally of Pyongyang, Beijing regards North Korea defectors not as refugees but as illegal economic migrants.

Some experts believe North Korea may push to send more workers abroad to take the place of repatriated laborers. They provide an important source of foreign income for the regime, despite international sanctions banning overseas workers.

Covid-19 concerns remain

Despite the gradual reopening, the covid-19 situation inside the country remains unclear.

Kim, North Korea's leader, made a highly disputed claim of "victory" over the coronavirus in August 2022, just three months after the country reported its first outbreak. Kim hinted at a covid-19 vaccination drive later that year, but there is still no evidence of a mass immunization campaign in North Korea.

"Lacking vaccines, North Korea resorted to a severe lockdown to fight the virus, and the country managed to remain shut until the pandemic began to wane globally," said Ahn Kyung-su of the Seoul-based research center dprkhealth.org.

Covid-19 is still a risk to the country's ill-equipped medical system, but the need for reopening has grown to outweigh the risk, according to Ahn. The borders have been reopening in phases to allow time and resources for the North's health authorities to prepare accordingly, he said.

Will foreigners be allowed?

Pyongyang has yet to make an announcement about when foreigners will be able to enter the country.

The Kim regime will gradually allow in accredited diplomats and aid workers, as well as tourists, said Heo, the Dongguk University professor. "While very careful at this point, North Korean authorities do need opportunities to raise foreign currency, and that is why they ultimately want tourists back."

Last week, North Korea's parliament passed a law for "expanding" international tourism, hinting the country is preparing to allow in more tourists. But it is unclear exactly when.

"Nobody knows when a border opening for foreign tourists will happen, but given that they do tend to move slowly and that the opening for North Koreans has only just started, it would be expected to be sometime later," said Cockerell, the tour company manager.

The Washington Post | LIVE

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Trial for 'Freedom Convoy' leaders will steer from politics

BY AMANDA COLETTA

TORONTO — The trial for two key leaders of the self-described "Freedom Convoy" protests that paralyzed Canada's capital last year will not be about their political views, a prosecutor said Tuesday, but how the pair "crossed the line" and "committed multiple crimes."

Proceedings opened in Ottawa on Tuesday morning for Tamara Lich and Chris Barber, who face charges including mischief, obstructing police, intimidation and counseling others to commit mischief in the weeks-long protests against pandemic health measures and the government of Prime Minister Justin Trudeau.

Simultaneous demonstrations in January and February last year snarled trade at critical U.S.-Canada border crossings and spurred copycats from New Zealand to the Washington Beltway. The spectacle of trucks and crowds in the streets making downtown Ottawa virtually impassable last year drew international attention — and support and money from some in the United States.

In the aftermath, authorities have also come under scrutiny. The city's police chief resigned during the protests. A public inquiry this year found that the response to the protests was marred by failures in policing and finger-pointing over jurisdiction among officials at all levels of government.

Lich and Barber are among the most prominent of the 140 people who were charged in Ottawa, and their case is likely to draw national attention because of what it might portend for other defendants and the movement more broadly.

Mischief can encompass activity ranging from erasing computer data to torching a building. Offenders face life sentences in cases where they endanger others, analysts said, but most who are convicted don't serve time or are sentenced to time served.

"On the legal side, it's kind of a boring case, a banal case," said Joao Velloso, a law professor at the University of Ottawa. "But the stakes are high on the public opinion and political side because while other protesters already pleaded guilty a long time ago, they didn't … and trials provide a stage" for their narrative.

Lawyers for Lich and Barber said they don't "expect this to be the trial of the 'Freedom Convoy.'"

"The central issue," they said in a statement, "will be whether the actions of two of the organizers of a peaceful protest should warrant criminal sanction."

In an opening statement Tuesday, prosecutor Timothy Radcliffe said lawyers for Lich and Barber would argue that the pair were exercising their rights to freedom of expression and freedom of assembly. But in urging people to come to Ottawa, controlling where they parked their vehicles and calling on them to "hold the line," he said, they had "crossed the line" and committed crimes.

"This case is not about their political views," Radcliffe said, according to local media. "What's at issue here is the means they employed, not the ends."

The protests began in late January 2022, when hundreds of big rigs and other vehicles rolled into Ottawa and jammed downtown streets, including the main drag in front of Parliament, for nearly three weeks. Authorities here called it an "occupation" — a description lawyers for Lich and Barber disputed in court on Tuesday.

Their spark was rules imposed by the United States and Canada that barred unvaccinated truck drivers from crossing the border, but they attracted a range of anti-government activists, far-right figures and opponents of pandemic measures more broadly. Many truckers were vaccinated and opposed the protests.

Ottawans complained of the disruption caused by round-the-clock honking and the noxious fumes of idling vehicles. Some said they were harassed for wearing masks. Several downtown businesses, including a large shopping mall, closed for weeks out of security concerns.



GAVIN JOHN/BLOOMBERG/GETTY IMAGES

A Canadian flag flies above lines of trucks blocking the U.S.-Canada border during a demonstration against vaccine requirements for truckers in Coutts, Alberta, Canada, on Feb. 2, 2022.

The blockade inspired similar protests at several U.S.-Canada border crossings, including the Ambassador Bridge, which links Detroit and Windsor, Ontario, a critical corridor for the movement of cars and car parts. Several factories were forced to idle or scale back production.

At a blockade near the border in Coutts, Alberta, police raided trailers and found firearms and a large quantity of ammunition. Four men were accused of conspiring to murder Royal Canadian Mounted Police officers.

To clear the demonstrations, Trudeau became the first prime minister to invoke Canada's Emergencies Act. The 1988 law, which is intended for use when no other law can respond to a national emergency, gave authorities power to create no-go zones and temporarily freeze bank accounts without a court order.

The act requires a public inquiry be convened to determine whether the threshold for its invocation was met. Ontario Court of Appeal Justice Paul S. Rouleau, the inquiry's commissioner, concluded that the use of the powers was "appropriate," but said he reached the finding "with reluctance."

"The state should generally be able to respond to circumstances of urgency without the use of emergency powers," he wrote in February. "It is regrettable that such a situation arose here, because in my view, it could have been avoided."

Rouleau blasted the police for "failures" that "contributed to a situation that spun out of control," and allowed "lawful protest" to descend "into lawlessness, culminating in a national emergency."

Lich and Barber were among the more than 70 witnesses who testified before the inquiry, but it was not clear whether they would take the stand in their own trial. The proceeding is expected to last 19 days — long, Velloso said, for a mischief trial.

Lich, a former regional coordinator for Wexit (Western Exit), a movement pushing for Alberta to separate from Canada, had previously organized rallies against the Trudeau government's climate change policies and played a key role in fundraising for the convoy. She told the inquiry that her parents owned a pilot trucking business that was impacted by the cross-border vaccine requirement and that she lost her job in 2022 in part because of the pandemic.

Barber operates a trucking business in Saskatchewan. A self-described "internet troll" who once displayed a Confederate flag in his Swift Current shop, he told the inquiry that he was vaccinated against the coronavirus, but had lost drivers to the vaccine requirement and opposed other pandemic measures.

Barber was released in February 2022 on a $100,000 bond. Lich was released in May of that year but arrested again in July and charged with breaching the terms of her bail conditions. She was released after a judge overturned a lower court decision that would have seen her held until trial.

In their testimony before the inquiry, both sought to cast the convoy as peaceful and to distance themselves from its controversial figures. But Rouleau wrote that he didn't accept that they lacked knowledge of actual or potential harassment or violence, and found that they "remained reluctant to sever all ties" with those who advocated violence or the removal of Trudeau from office because they had large numbers of followers whom they considered part of the movement.

Several defendants charged in the protests have had their days in court.

In one case, Tyson Billings, a participant nicknamed "Freedom George," pleaded guilty last year to one count of counseling to commit mischief and had the other charges against him withdrawn. He was sentenced to time served and six months of probation.

In another, Artur Pawlowski, a pastor who gave a speech encouraging demonstrators to continue their blockade of the border crossing in Coutts, Alberta, was found guilty this year of mischief and breaching a release order. He has not yet been sentenced.

David Romlewski, a man who approached several police officers clearing an Ottawa street during the protests, questioned their legitimacy and refused to leave the area when asked, was found guilty of obstructing a police officer but not guilty of mischief charges.

In a 2022 decision, Ontario Court Justice Robert Wadden wrote that there was "no doubt" that convoy demonstrators committed the offense of mischief, but he could not conclude based on the footage of the body camera that Romlewski was wearing at the time of the incident that he did, too.

"The fact that someone has come into the area of the protest and committed his own crime does not necessarily make him a party to the entirety of the mischief caused by the convoy, even if he shares the same political view of the protesters," he wrote.

Cuba says Russian human traffickers are luring its citizens to fight for Putin

BY MARY BETH SHERIDAN AND SARAH DADOUCH

The Cuban government says it's discovered a Russian human trafficking network that has been recruiting its citizens to fight for Vladimir Putin's government in Ukraine — and it's warning they'd better cut it out.

The claim by the Cuban Foreign Ministry appeared to reflect unusual tensions with Russia, a historical ally. Putin's government has sought to strengthen ties with the Communist-ruled Caribbean island to offset Russia's isolation following its invasion of Ukraine last year.

Cuba is working to "neutralize and dismantle a human trafficking organization" based in Russia that was targeting Cubans living there as well as in their homeland, the ministry said in a statement, and has begun criminal proceedings against those involved. Cuban law forbids its citizens to work as mercenaries abroad.

The statement, which was tweeted Monday by Cuban Foreign Minister Bruno Rodríguez, did not offer details. But it was issued after the Miami-based Spanish-language network Telemundo broadcast a report about two 19-year-old Cubans who said they had been offered construction jobs in Russia, only to be sent to a Russian military unit in Ukraine.

One of the pair, Alex Vega, said they were each offered $2,200 and Russian citizenship to clear rubble and rebuild cities destroyed by war. "Given the situation in Cuba,



AP

A billboard advertising "contract military service" in Russia in March. Cuba says it is working to "dismantle a human trafficking organization" that is targeting Cubans to join the fray in Ukraine.

we didn't think twice," he said. Cuba's economy has been crippled by the coronavirus pandemic, lackluster tourism, U.S. punitive action and inefficient policies. Inflation could hit 40 percent this year, the government has said.

Upon arriving in Russia on July 7, the two men were issued weapons and military uniforms and sent to Luhansk, a Russian-occupied city in eastern Ukraine, Vega told Telemundo.

Russia has been struggling to shore up its army for a war that has turned out to be far more challenging than Moscow's planners anticipated. Putin last fall announced the mobilization of hundreds of thousands of reservists — pushing many young Russian men to flee or hide.

The Cuban foreign ministry didn't specify whether the Russian government was behind the recruiting network, or whether it was run by an organization such as the Wagner Group, which has deployed tens of thousands of mercenaries, many of them recruited from Russian prisons, to Ukraine.

"I'd guess there is some connection to the Wagner Group or some other mercenary group," rather than the Putin administration itself, said William LeoGrande, a Cuba scholar at American University. "But it's hard to imagine the Russian government wouldn't be aware of it."

Russian authorities did not respond to a request for comment.

The Cuban comments appeared to reflect sincere concern in Havana about the network, LeoGrande said. "Because of the sensitivity of the relationship with Russia, they would not have issued a statement like this unless they were sure it was a real thing," he said.

Scott Hamilton, a retired U.S. diplomat, said Cuba was especially alarmed about being associated with mercenaries, since its government had consistently used that term to describe American-funded individuals accused of carrying out attacks on the island. The Cuban government has pressed the United Nations to pass measures barring countries from allowing mercenaries to operate in their territories.

"They don't want to damage their broader political narrative about mercenaries, by getting sidetracked on this Russia-Ukraine thing," said Hamilton, who served in Havana from 2015 to 2017.

The Cuban foreign ministry said the country "has a firm and clear historical position against mercenarism."

Cuba's enemies are "promoting distorted information that seeks to tarnish the country's image and present it as an accomplice to these actions, which we categorically reject," the ministry said. It did not elaborate, and Cuban authorities did not respond to a request for more information.

Both Russia and Ukraine keep their casualty numbers a secret, but a leaked U.S. intelligence assessment from February that surfaced online said U.S. officials believed with "low confidence" that between 35,000 and 42,500 Russian soldiers had been killed by then, and at least 150,500 wounded. Ukraine's estimated dead were about half that number, with around 110,000 injured.

In December, Russian Defense Minister Sergei Shoigu said he expected the Russian military to grow by 30 percent, to 1.5 million service members, including up to nearly 700,000 contract soldiers.

In May, a Russian newspaper from the city of Ryazan reported that "several" Cuban citizens had volunteered as contract soldiers in the Russian army, and some hoped to become Russian citizens in exchange for their service.

"Cuba is not part of the war in Ukraine," the ministry said. "It is acting, and it will firmly act against those who within the national territory participate in any form of human trafficking for mercenarism or recruitment purposes so that Cuban citizens may raise weapons against any country."

Cuba has benefited from Russian aid, but has tread a careful line on Moscow's invasion of Ukraine. The Cuban government has abstained on U.N. resolutions calling on Russia to withdraw, rather than voting against them. "The government doesn't want to see itself involved in any kind of military activities of the Russian government," said Carlos Alzugaray, a retired Cuban diplomat.

The Wagner Group threw Russia's military leadership into disarray earlier this summer, staging a short-lived mutiny against the Kremlin. The situation only added to Russia's conscription struggles.

Karen DeYoung in Washington, Natalya Abbakumova in Riga, Latvia, and Ana Vanessa Herrero in Caracas, Venezuela, contributed to this report.

In rare win, Hong Kong court orders legal recognition for same-sex unions

BY LILY KUO AND VIC CHIANG

In a partial victory for Hong Kong's LGBTQ community, the city's top court on Tuesday ordered the government to give same-sex couples some form of legal recognition.

The surprise ruling, which stopped short of meeting demands for full marriage equality, stated that the Hong Kong government had violated gay citizens' constitutional rights by not granting them an "alternative framework" such as civil unions or civil partnerships.

The majority verdict decided by five judges on the Court of Final Appeal gave Hong Kong two years to create a new framework that would confer "legal recognition" on same-sex relationships "in order to provide them with a sense of legitimacy, dispelling any sense that they belong to an inferior class of persons whose relationship is undeserving of recognition."

"This can be seen as progress, as success in stages," said Kenneth Cheung, founder of Rainbow of Hong Kong. "This doesn't mean that we stop fighting for the equal rights we should have, but I believe after the laws are revised the public will see that gay couples just want to start a family and work and live in peace and happiness."

The ruling is in response to a years-long case brought by jailed democracy activist Jimmy Sham who argued the court should declare the government's long-time denial of same-sex marriage as a violation of Hong Kong's Basic Law, its mini constitution.

Yet the judges concluded that the right to freedom of marriage under Hong Kong law refers only to heterosexual marriage. The court dismissed an appeal by Sham that all same-sex marriages registered overseas be recognized in Hong Kong.

"We are not addressing the question of whether in terms of social policy for Hong Kong same sex unions should be recognized with rights and obligations similar to those presently enjoyed by heterosexual couples. That is a question for the government and the legislature; and social policy is not a question for the court to decide," wrote Justice Johnson Lam.

Members of Hong Kong's once active civil society have turned to the court system to push for change after a far-reaching national security law imposed by Beijing decisively shut off other avenues for protest. In recent months, activists have won a few, small judicial victories, including a rejection of a government request to ban online the popular pro-democracy anthem "Glory to Hong Kong."

Gay sex was decriminalized in Hong Kong in 1991. While same-sex marriage continues to be banned, judges have ruled in favor of same-sex couples married overseas when it comes to issues like applications for visas and tax issues. In February the top court ruled that surgery was not necessary for transgender people to change their gender on their ID cards.

Yet at the same time, as Hong Kong comes ever more under the control of Beijing — which has in recent years cracked down on LGBTQ activism — the space for advocacy has shrunk. The city's annual gay pride parade has been canceled since 2020. In August, Hong Kong's first queer radio show was canceled after 17 years.

Hong Kong Marriage Equality, an nongovernmental organization, applauded Tuesday's ruling, calling it an "important victory for Hong Kong society" despite significant shortcomings.

"The judgment clearly states that Hong Kong law must respect and protect same-sex couples. It marks a big step forward for Hong Kong society toward equal love and a more harmonious society."

The group said that without giving same-sex couples the right to marry, however, they would continue to be subjected to unequal treatment.

"Marriage gives families a unique legal status and protects partners and families that no other institution can match. The continued exclusion of same-sex couples from the current marriage system not only violates equality, but also harms social harmony," it said.

ECONOMY & BUSINESS

ANALYSIS

Elon Musk really wants you to know he doesn't have a fancy house

Tesla CEO denies report about Austin abode that runs counter to his image

BY WILL OREMUS

Elon Musk wants to make very clear that he is not building an elaborate glass house for himself in Austin.

"I'm not building a house of any kind, let alone a glass one!" the billionaire entrepreneur tweeted Thursday. "Just want to reiterate that there is no glass house (metaphors don't count lol) built, under construction or planned!" he added Friday.

Those were two of at least eight tweets Musk sent over two days denying a Wall Street Journal report that federal prosecutors and agencies are investigating the potential misappropriation of Tesla money to build an elaborate personal residence for its CEO. The newspaper previously reported in July, citing anonymous sources, that Tesla had launched an internal inquiry into a secretive "Project 42," which called for a "dramatic glass-walled building" near the company's headquarters that had been "described internally" as a house for Musk.

At issue, ostensibly, is whether Tesla and Musk stepped afoul of federal regulations requiring disclosure of perks to executives. But it's also the latest twist in a long-running saga of public fascination with where the tech baron rests his head — a fascination that Musk has frequently stoked over the years.

Ever since the 1990s, when he reportedly slept on the floor of the Palo Alto, Calif., office of his first start-up, Musk has cultivated a hero myth. By his telling, Musk is a man so consumed by mission — whether building a website for business listings, weaning the world off fossil fuels, making civilization interplanetary, or whatever he's doing at the company formerly known as Twitter — that he has no time for basic human needs like sleep or shelter.

He often uses that image of heroic sacrifice, along with his frequent promises of world-changing products just around the corner, to justify driving his employees to put their work ahead of their own needs as he imposes wildly ambitious deadlines. And he draws on it as a defense when the chips are down.



JONATHAN NEWTON/THE WASHINGTON POST

The question of where Elon Musk sleeps has been central to his persona as a hard-charging, unconventional innovator for years. Here, he celebrates the launch of a crew for NASA in 2020.

In 2016, with Tesla under pressure for its botched launch of the Model X SUV and its acquisition of Musk's cousin's solar-panel company, Musk told Bloomberg he was sleeping in a sleeping bag at the company's Fremont, Calif., factory. And he announced the launch of the Model 3, a car he said would bring electric vehicles to the masses at a price of $35,000.

Two years later, with Tesla far behind on its Model 3 production goals, Musk went on "CBS This Morning" to explain that he had once again been sleeping on the factory floor, with no time even to go home and shower. He told Bloomberg Businessweek later that year that he wore the same clothes for five days while camping out on a couch or under a desk.

"The reason I slept on the floor was not because I couldn't go across the road and be at a hotel," Musk said at the time. "It was because I wanted my circumstances to be worse than anyone else at the company. Whenever they felt pain, I wanted mine to be worse."

When he caught flak for snapping at investors on a Tesla earnings call that year, he blamed lack of sleep. But when media magnate and self-styled sleep guru Arianna Huffington publicly called on him to sleep more, he dismissed the idea in a 2:30 a.m. tweet. "Ford & Tesla are the only 2 American car companies to avoid bankruptcy," he wrote. "I just got home from the factory. You think this is an option. It is not."

After Musk bought Twitter in 2022 and promptly threw the company into chaos by laying off much of the staff and alienating advertisers, he made it known that he was sleeping on the floor of its San Francisco headquarters as he worked to instill a "hardcore" culture at the company. Soon, reports emerged that he had also set up cots for employees at the office, prompting an investigation by San Francisco building inspectors.

At least one Twitter manager, perhaps seeking to curry favor with the boss, retweeted an image of her own office sleeping bag. She added, "When your team is pushing round the clock to make deadlines sometimes you #SleepWhereYouWork."

Clearly, this is not a man who believes in work-life balance.

Periodically, reports emerge suggesting that Musk's lifestyle is not as spartan as he would have the public — and his workers — believe. Each time, he goes out of his way to rebut them.

In 2019, the year after Musk made so many headlines for sleeping on the factory floor, the Wall Street Journal catalogued his growing real estate portfolio, including a "cluster of six houses on two streets" in Los Angeles' ritzy Bel-Air neighborhood and a "grand, 100-year-old estate in Northern California." He had even apparently built a private school building just for his kids. The story made Musk sound like a typical tycoon living in the lap of luxury.

Musk couldn't have that. In May 2020, he tweeted that he was "selling almost all physical possessions" and would "own no house." On the house front, at least, he seems to have mostly followed through, even selling the late actor Gene Wilder's house back to Wilder's family.

By 2021, he was replying proudly to a tweet about how modestly he lives, saying, "My primary home is literally a ~$50k house in Boca Chica / Starbase that I rent from SpaceX. It's kinda awesome though."

The move paid off in publicity. In December 2021, Time magazine's article naming Musk its Person of the Year opened with the line: "The richest man in the world does not own a house."

Later that month, the Wall Street Journal reported that Musk had actually been living mostly in a billionaire friend's Austin mansion. Both Musk and the friend immediately denied that he had been living there, though the friend did acknowledge that Musk "occasionally" stayed there "as my guest."

There's no doubt that Musk is a veteran couch-surfer. Ashlee Vance's 2015 biography described how his assistant would arrange his travel plans by cryptically emailing friends of his, "room for one?" But when that didn't work, he stayed in fancy hotels, like the Rosewood Sand Hill near Palo Alto.

All of which might help to explain why Musk has been so eager to dispel the idea that Tesla was building him an ostentatious glass house in Austin. For Musk, being investigated over potential violations of bureaucratic rules is nothing new and rarely slows him down. But being accused of wanting to live in a nice house of his own, like any other ordinary rich guy?

That he cannot abide.

Start saving for retirement in your 20s — that's when time is truly on your side



Michelle Singletary

THE COLOR OF MONEY

It's been a year since my youngest daughter started her first full-time job, and she still hasn't signed up for her workplace retirement account.

It's not that she doesn't want to save. It's just that her entry-level salary as a kindergarten teacher isn't very high compared with her peers in technology and other STEM fields. She also complains that 7 percent of her pay already is being deducted for the pension system for public workers.

Although our daughter lives at home because of the high cost of rent in our area, seeing so much of her pay going into an account she won't — or shouldn't — touch for decades is a hard sell.

For young adults with major financial obligations — student debt, rent, an auto loan — investing for retirement may not seem like a realistic add-on.

But as my husband and I have repeatedly pointed out to our daughter, her pension may not be enough since it's determined by a formula based on her years of experience and final salary. And who knows what the rules will be for Social Security by the time she can collect benefits?

So, we keep pressing her to start saving for retirement in her 20s. Here are five reasons she should start now.

1. Retirement savings may not be as big a hit to your wallet as you think.

Melody Evans, a wealth management adviser at TIAA, crunched some numbers.

Let's say you're in your 20s and earning $40,000 a year. You decide to save 4.5 percent a year for retirement, or $1,800. Your employer matches your contribution for another $1,800.

In total, you're investing $3,600.

Without the retirement tax advantage and at a 10 percent tax rate for the first $11,000, and 12 percent tax rate for the rest, the Internal Revenue Service would take $4,580 a year. That would leave you with take-home pay of $35,420, or $681.15 a week. (To keep things simple, Evans didn't factor in credits, deductions or state tax.)

However, since the $1,800 is tax-deferred, the IRS would tax $38,200 — not $40,000. That means the IRS gets $4,364 and leaves you with $33,836 — a weekly salary of $650.69.

In other words, under Evans's example, your paycheck would be reduced by about $30 each week because you've started saving for retirement.

Historically, time is on investors' side: Let's say that in 2002, a 25-year-old started investing that $3,600 a year in the S&P 500 and stayed at just that amount for the next two decades. At the end of 2022, the investment would be worth close to $180,000.



ILLUSTRATION BY KAT BROOKS/THE WASHINGTON POST; ISTOCK

"We can't predict what will happen in the future. But in this 20-year window, the annualized rate of return was 8 percent," Evans said.

2. The power of compounding is a tremendous force.

Don't squander your biggest financial asset: time.

Start saving in your 20s and you'll have time for your money to grow. You'll have time to enjoy the fruits of compound interest. You'll have time to weather stock market volatility.

"It's common for young people to wait for a point when they will start saving, and that's going to be when they're more established in their careers and they have extra to save," Evans said. "But just like you automatically deduct money to pay for your utilities and your cable bill, consider automatically deducting money from your paychecks and use it to build your retirement savings."

If you wait to save whatever is left over, you might never get started, she warns.

3. Get the hurt over now.

The longer you wait to save, the harder it could be to develop the habit.

Even if you can't save a lot, save what you can.

It's like exercising. At first a strenuous workout can make your muscles sore. But over time, your body gets used to the exertion. But each time you stop, you have to get used to exercising again.

It's the same with retirement savings. It might hurt now, but the more you do it, the more routine it becomes.

> *The longer you wait to save, the harder it could be to develop the habit.*

There's a well-being component, too: "Young adults who are saving are more likely to feel that they are securing their financial future, are enjoying life because of the way they are managing their money, and can handle an unexpected expense," according to a study by the AgingWell Hub at Georgetown University and the TIAA Institute.

4. Inflation is one of retirement's biggest risks.

Inflation reached a 40-year high of 9.1 percent in June 2022.

Inflation should worry you. It is the No. 1 reason to save for retirement.

Rising consumer prices can significantly reduce your purchasing power when you're living on a fixed income.

5. Social Security changes are coming.

Young adults I meet with say they don't think Social Security will be around by the time they need it.

The Old-Age and Survivors Insurance Trust Fund, which pays retirement and survivor benefits, will be unable to issue full benefits starting in 2033, according to the latest trustee reports for the Social Security and Medicare trust funds.

Although Social Security has a significant funding shortage, I have no doubt it is here to stay. Without it, millions of seniors would fall below the poverty line.

But the fix could be financially painful for future generations.

Potential solutions have been discussed, including increasing the age at which the full retirement benefit can be collected. You can start receiving Social Security as early as 62. However, your benefit amount will be reduced if you start collecting before your full retirement age, which currently is 67 for those born in 1960 or later.

One idea to address the shortfall is to push the full retirement age to 70.

It's unlikely Congress will do away with Social Security, but it's important to save now to prepare for whatever changes may come.

DIGEST

AUTO SAFETY

NHTSA pushes recall of air-bag inflaters

The U.S. government is taking a step toward forcing a defiant Tennessee company to recall 52 million air-bag inflaters that could explode, hurl shrapnel, and injure or kill people.

The National Highway Traffic Safety Administration said Tuesday that it has made an initial decision that the inflaters made by ARC Automotive and under license by another company are defective. The agency scheduled a public hearing for Oct. 5.

In May, the agency asked ARC to recall the inflaters, which it says are responsible for at least two deaths and seven injuries in the United States and Canada since 2009. But ARC has refused to issue a full-scale recall. ARC says no safety defect exists, that NHTSA's demand is not based on technical conclusions and that the agency has no authority to order a parts manufacturer to announce recalls.

— Associated Press

U.S. COURTS

Judge bars company from selling triggers

A company that sold triggers that make semiautomatic AR-15-style rifles fire like automatic weapons probably misled consumers that the devices were legal, and it continued selling them even after being warned by the U.S. government, a federal judge in New York ruled Tuesday.

The judge barred Rare Breed Triggers from selling its forced-reset triggers until further notice — a blow to the company's defense against the government's pending fraud lawsuit.

"The Court concludes that the Government is likely to succeed on the merits of its claims," U.S. District Judge Nina Morrison wrote, adding that the company "placed tens of thousands of their customers at risk of criminal prosecution and the loss of their right to own firearms."

Rare Breed Triggers is considering how to respond, said its lawyer David Warrington.

U.S. authorities sued Rare Breed in January, alleging its FRT-15 triggers qualify as illegal machine guns under federal law. The suit seeks a permanent ban on selling the triggers.

— Associated Press

HOUSING

People buying homes consider climate risks

More than 4 in 5 U.S. home buyers are factoring in climate risks when they shop for a new house, according to a new survey by real estate firm Zillow.

Some 83 percent of respondents said they weighed at least one climate risk — such as floods, extreme temperatures, wildfires, hurricanes or droughts — in their purchase plans, a poll of almost 12,000 prospective buyers conducted between April and July showed.

The perceived climate risks generally aren't proving to be dealbreakers, but they are affecting attitudes, the study said. Younger buyers in particular "want to know if their home will be safe from rising waters, extreme temperatures and wildfires," said Zillow senior population scientist Manny Garcia.

While the concern about climate risks is nationwide, it's strongest among home buyers in the West, according to Zillow. Even so, most home buyers across the country aren't weighing a move to a region they consider less risky, the study said.

— Bloomberg News

ALSO IN BUSINESS

Federal Reserve interest-rate hikes reduce potential economic output for at least a dozen years, in contrast to traditional economic theories that assume policy is neutral in the long run, Federal Reserve Bank of San Francisco research found. The rate increase effects "develop primarily through investment decisions that ultimately result in lower productivity and lower capital stock than would be available without policy intervention," San Francisco Fed researchers said in a note published Tuesday on the bank's website. "These productivity effects persist for at least 12 years following a period of monetary policy tightening."

Margrethe Vestager has stepped aside as the European Union's competition commissioner after her bid to lead the European Investment Bank became formal. Under E.U. rules, Vestager has to take a temporary leave that could be permanent if she becomes president of the bloc's lending arm. As commissioner, Vestager slapped Alphabet's Google with more than $8.6 billion in penalties for a string of anticompetitive practices, made Apple pay $13.9 billion to the Irish government over an allegedly illegal tax break and spearheaded probes into how bank traders swapped information in chatrooms.

— From news services

WEDNESDAY OPINION

America cannot afford to auction off its industrial base

BY J.D. VANCE

At 600 Grant St. in Pittsburgh stands the tallest building in Appalachia. The 64-story U.S. Steel Tower, containing more than 44,000 tons of structural steel and barricaded by massive steel columns, symbolizes the Steel City and its industry. That structure dominates the Pittsburgh skyline, but its eponymous tenant no longer dominates the building. A regional medical center has occupied it since 2008. Soon, it might serve as a memorial to the steel industry it once towered over.

In August, the board of U.S. Steel announced that the company was for sale. After receiving multiple unsolicited bids for full or partial acquisition, the board concluded it was in the best interests of the shareholders to consider the offers and solicit new ones. But the outcome of this "review of strategic alternatives" has implications far beyond the capital gains of the company's ownership.

U.S. Steel is the among the largest integrated steelmakers in the country. If it falls into the wrong hands, our industrial base and national security could be at risk. But the corporation's board is unlikely to care about that, because legally it's not required to — thanks to a 37-year-old doctrine of American corporate law.

In general, courts are reluctant to micromanage corporate boards' decisions on behalf of shareholders. That reluctance is grounded in recognition that the course of action that best serves shareholders' long-term interests — be it an expansion into a new market or closing a segment of the business — requires prudence and patience foreclosed by an emphasis on fluctuations in the short-term share price.

But that changes the moment an active bidding process begins. At that point, by the logic of corporate legal doctrine, each shareholder's only remaining interest is receiving as much money in the immediate term as possible — regardless of whether any given shareholder actually cares to sell or whether a sale serves the firm's long-term interests. As the Delaware Supreme Court explained, the role of board directors changes "from defenders of the corporate bastion to auctioneers charged with getting the best price for the stockholders at a sale of the company." All other interests or obligations must be set aside.

If U.S. Steel is sold, shareholders can expect a windfall, but little else is certain. A foreign competitor could acquire it and own a significant chunk of America's steel production.

This swing position in corporate duties is called the "*Revlon* doctrine," named for the Delaware case in question, and it has set the standard in corporate law since the 1986 decision. Today, it's where the board of U.S. Steel likely finds itself. By reviewing and soliciting bids for acquisition, it has effectively put the company up at auction.

If U.S. Steel is sold, shareholders can expect a windfall — no wonder the stock price has spiked — but little else is certain. The highest bidder will own the company, no matter that bidder's intentions for the business. An institutional investor could buy the company and strip it for parts. A private individual with no industry experience could buy it. A foreign competitor could acquire it and own a significant chunk of America's steel production. Any of these outcomes is possible.

The risks of a foreign acquisition are especially palpable. The Biden administration has left President Donald Trump's Section 232 tariffs on steel imports in place, recognizing that the preservation of the domestic steel industry remains vital to our national security. Regardless of a foreign buyer's motives, the foreign ownership of assets of such national importance could jeopardize our security. It's why foreign acquisition of U.S. Steel now faces bipartisan opposition.

The *Revlon* doctrine does not countenance such concerns. According to *Revlon*, the long-term trajectory of the company should not matter, nor should the implications for the nation. All that matters is the outcome of an auction.

That doctrine should strike us as not only troubling in the present but also absurd in principle. Patriotism is not self-dealing. Nor is a corporation reducible to the net present value of its assets. Our laws should not prescribe an approach to corporate stewardship that forsakes this common sense.

The *Revlon* doctrine might require U.S. Steel to be sold to the highest bidder, but America cannot afford to auction off its industrial base.

For half a century, the American steel industry has suffered crisis after crisis. Though successive policy interventions have stemmed the bleeding, they have not restored the industry to its former glory. Steel production is almost down to half what it was about 50 years ago before the first steel crisis struck. For the steelworkers and steel towns across the Rust Belt, the crises have lasting consequences.

In hindsight, the steel industry was but the canary in the coal mine, the first victim of what a growing consensus now recognizes as deindustrialization wrought by hostile foreign competition. But the plight of this once-dominant corporation reveals how American industrial might can be undermined by forces both foreign and domestic — including our very laws.

The board of directors of U.S. Steel must reject any bid from a foreign acquirer. If the courts attempt to block them, then Congress should intervene. We must ensure that corporate transactions such as the sale of U.S. Steel advance our nation's power and prosperity. If we do, we might rescue 600 Grant St. from becoming yet another rusty memorial of American decline.

The writer, a Republican, represents Ohio in the U.S. Senate.



FEATURECHINA/AP

Two local amateur teams play basketball in Pomei township in southwest China's Guizhou province on June 18.

Can China and the U.S. hoop their way to peace?

BY LELAND LAZARUS

Videos of "village basketball" going viral on Chinese social media show hundreds of spectators packed around makeshift courts to watch locals dribble, dunk and sink three-point shots. This rural game, which seems to have sprung up organically (with no central government planning), is attracting global attention. Miami Heat star Jimmy Butler recently traveled to China to take in a game.

It makes you wonder: Could basketball become the 21st-century version of ping-pong diplomacy? That was sparked by an encounter at the 1971 World Table Tennis Championship in Japan, when American player Glenn Cowan missed his bus and had to ride with the Chinese team. He shook hands with three-time world champion Zhuang Zedong, and, shortly afterward, the U.S. team was invited to play exhibition matches in China, which in turn paved the way for President Richard M. Nixon's visit to Beijing the following year.

Personal encounters among people of different cultures build trust and reduce misunderstanding. Unfortunately, there are fewer opportunities for citizen diplomacy between the United States and China. Since 2019, the number of American tourists traveling to China has plummeted, driven partly by the pandemic and partly by Americans' historically high negative views of that country.

To be sure, some longstanding U.S.-China academic exchanges such as the Schwarzman Scholars and the Hopkins-Nanjing Center still operate in China. But the Fulbright Program, one of this country's premier international exchanges, remains suspended in China. U.S. universities are reevaluating erstwhile academic partnerships with Chinese counterparts, as Florida and other states stand tough on China. And last month's indictments of two Chinese American sailors who allegedly shared sensitive military information with Chinese spies have sparked a debate across federal agencies: Is it possible to welcome Chinese people and also safeguard U.S. national security?

In China, citizens are constantly hearing their government's narrative that the United States is trying to stop China's rise, and it's having an effect. In recent years, racism against Black people has also flourished on Chinese social media.

Clearly, when people from different countries never meet and learn about each other's culture, history and language, they are prone to demonize each other. This makes it easier for hard-liners in government to ratchet up anti-foreign rhetoric, pushing misunderstanding toward conflict.

Both the Biden and Trump administrations have correctly distinguished between the Chinese Communist Party and the Chinese people. And recent visits by high-level U.S. officials demonstrate an ongoing attempt to maintain a relationship, even as disagreements over military and technology issues heat up.

Basketball could provide some needed common ground. While serving as a U.S. diplomat in China years ago, I saw firsthand the effects of sports diplomacy, as Chinese youths raved about players such as Kobe Bryant. (I was often mistaken for Bryant on the street — until people saw me play basketball.)

It's true that the sport has been tainted by U.S.-China tensions. In 2019, the Chinese government suspended ties with the Houston Rockets after the team's general manager supported Hong Kong pro-democracy protests; Brooklyn Nets owner Joe Tsai has been accused of kowtowing to Beijing to preserve the NBA's multibillion-dollar business in China.

But these instances of friction can be overcome; basketball can still build bridges between U.S. and Chinese youths. Chinese village players could be invited to participate in basketball camps in U.S. cities, and urban American players could spend summers playing in rural China. Imagine a young Steph Curry shooting threes on a clay court in Guilin, or a Yunnanese player learning a crossover at an outdoor basketball clinic in Chicago. Viral videos of rural hoops could demonstrate to Chinese and Americans alike that they need not be enemies.

American youths would see that many Chinese aren't mindless drones who follow the Communist Party's every whim. And Chinese kids would be exposed to American diversity.

An old Chinese saying holds that "the relationship between two countries is based on the affection between their people." Perhaps two U.S. and Chinese players will soon become friends on a basketball court, then grow up to meet again at a negotiation table. Their shared experience will have laid a foundation for cooperation.

The writer, a former U.S. Foreign Service officer, is the associate director for national security at Florida International University's Jack D. Gordon Institute for Public Policy.

Why Peruvians were once proud of the skulls they gave the Smithsonian

BY CHRISTOPHER HEANEY

When the Smithsonian's Hall of Physical Anthropology opened in 1965, visitors met a wall of 160 "ancient Peruvian" skulls arranged like a mushroom cloud. Their bloom visualized how humanity's population had "exploded" since the "Beginning of the Christian Era." Every three crania in this "Skull Wall" represented 100 million people. Nine skulls represented the 300 million believed alive in 1 A.D. A thunderhead of 106 stood for the 3.5 billion humans alive in "The Space Age."

A reporter for The Post asked the National Museum of Natural History's director, a physical anthropologist named T. Dale Stewart, the obvious question: Why had they chosen "Peruvian Indian" skulls to embody the biggest thing anthropology could say about recent humanity? "We used Peruvian skulls," Stewart replied, "because we had so many of them."

Stewart's answer was notably direct, compared with what followed. The Skull Wall came down in the 1980s, when Native Americans pushed U.S. institutions to address the thousands of ancestors and kin whose body parts were taken by military surgeons and anthropologists in the 19th and 20th centuries. The National Museum of the American Indian Act in 1989 and the Native American Graves Protection and Repatriation Act in 1990 sought to address these remains but contained loopholes that let U.S. museums retain much of their collections behind closed doors.

The Skull Wall needed to come down. But without it, most Americans have been able to ignore the skeletons in our institutions' closets, let alone the white supremacism — but also, surprisingly, in the Peruvians' case, the *pride* — that put some of those ancestors there.

The numbers are astounding. ProPublica reported this year that museums, universities and federal agencies still possess the remains of 110,000 Native Americans, Native Hawaiians and Alaska Natives. If we include other groups — such as Black Americans, and Filipinos whose brains were sought by Smithsonian anthropologist Ales Hrdlicka, as The Post reported last month — the numbers are even larger. The Natural History Museum has at least 30,700 human bones and other body parts. Responding to The Post's reporting, Smithsonian Secretary Lonnie G. Bunch III asserted that "all the remains, all the brains, need to be returned if possible."

That "if possible" might give us pause. What is the challenge here, when faced with a problem as seemingly clear as the existence of so many ancestors in our "nation's attic"?

For more than a decade, I have been researching the history of the looting of Andean ancestors in the Americas. Their remains represent up to 16 percent of the Smithsonian's total collection, the institution's largest single group: 4,851 individuals, some labeled only "Peru," a country whose population is now 33.72 million. The reason there are so many "ancient Peruvians" suggests why repatriation to a nation can be complicated: Peruvian officials at first allowed them to go to the United States.

It's a history as old as the declaration of Peruvian independence in 1821, after which the revolutionary José de San Mártín sent Europe its first "Inca mummy," to King George IV and the British Museum. Peru's revolutionary government claimed ownership of Peruvian "antiquities" but was laissez-faire with pre-Hispanic human remains. When Europeans and North Americans visited Peru's first National Museum — which opened in 1826, two decades before the Smithsonian's founding — they met an "Inca mummy" in every corner. Collectors followed Peruvian antiquarians into the dry coastal countryside, where three centuries of tomb-raiding had so scattered "the skulls of the dead . . . upon the surface of the soil," wrote one Viennese collector, they "seemed as though they were so many anatomical preparations."

The reason there are so many 'ancient Peruvians' in our museums suggests why repatriation to a nation can be complicated: Peruvian officials at first allowed them to go to the United States.

The Peruvian government traded on the ancestors of its Andean citizens. In 1859, it denied a Viennese collector's request for a rare fossil in Lima's National Museum but approved the trade of a "Mummy of the gentile ancients of Peru." Peru was represented at the Centennial International Exhibition in Philadelphia in 1876 with an array of mummies and skulls, leading one American to wonder whether "that republic raised only mummies."

What was behind these exchanges? Peruvians studied whether their former emperors were embalmers superior to those of ancient Egypt or whether Peru's rich natural resources "accidentally" preserved these remains. Their export was meant to *decolonize* European histories that denied that a place like Peru could be sovereign, historic, modern and scientific.

But White Americans looted Andean skulls and mummies at a massive scale, to assert the ancient inferiority of Indigenous peoples. Craniologist and white supremacist Samuel George Morton collected Peruvian skulls, believing they were the Americas' best-preserved historical population, whose large numbers allowed increasingly "scientific" measurements of the fundamentally racist presumption that skull size and shape revealed intelligence, "civilization" and a people's fate.

Other scholars embraced Morton's "Peruvian" lesson that large series of skulls (rather than single "types") yielded better science. By the 20th century, Peruvians were the largest population at Harvard's Peabody Museum of Archaeology and Ethnology, New York's American Museum of Natural History, Chicago's Field Museum of Natural History, San Diego's Museum of Us and, of course, the Smithsonian. They were gradually surpassed by other groups vulnerable to colonialism, slavery and poverty — illustrating how a science founded in supremacism spread.

This is the shared legacy we need to address.

As Peruvian communities learn of the Andean mummies and skulls in U.S. museums, many might, like other descendants around the world, call for a return similar to what Peru achieved for the remains excavated from Machu Picchu in 1911. Or, they might guide U.S. museums' research, collaborating with Smithsonian curators committed to the remains' care. Americans who benefit from the Smithsonian (and have benefited it, through contributions and taxes — which is just about all of us) need to support these efforts.

But we must also learn a more diverse history of anthropology, less defined by the United States. The Smithsonian and the Peabody Museum possess two of the world's largest and most important collections of Andean skulls with signs of trepanation — a surgery that alleviated blunt force trauma and internal bleeding. These are in the United States because two Peruvian surgeons — one of them a Harvard-trained anthropologist of Andean descent named Julio César Tello (1880-1947) — brought them in pride, to correct American anthropology's bigoted hierarchies. The skulls' post-surgical healing revealed that, before the late 19th century, Andean peoples were more successful at this high-risk medical procedure than anyone else in the world.

This is the history behind the Skull Wall, which was joined in the old Hall of Physical Anthropology by a stunning 7-by-12 foot "mural" depicting Inca trepanation at Machu Picchu. The artist, Alton Tobey, staged the scene at Machu Picchu, basing it on Tello's "scientific ancestors." This also came down in the 1980s, but it remains in storage. While museum officials address the Skull Wall's inhabitants, the painting should go back up, reminding us of how global the Smithsonian's healing will be.

Christopher Heaney is an assistant professor of history at Pennsylvania State University and the author of "Empires of the Dead: Inca Mummies and the Peruvian Ancestors of American Anthropology."

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EDITORIALS



ELISE BLANCHARD FOR THE WASHINGTON POST

A group of Taliban members who serve in Afghanistan's government on the water at Band-e-Amir National Park in May. Women have been banned from the park.

Two years on in Afghanistan — a darkening legacy

The United States has only a few options to help women under the Taliban regime.

TWO YEARS after the Taliban took over Afghanistan, the Ministry for the Propagation of Virtue and Prevention of Vice has banned all women from visiting the country's premier national park. "Going sightseeing is not a must for women," the head of the ministry explained. Band-e-Amir, a UNESCO World Heritage site about 155 miles west of Kabul, is known for blue lakes and sweeping cliffs. It was last in the news for being the first park in Afghanistan to employ female rangers.8 The announcement of the ban came on Women's Equality Day.

At this point, there is only so much the West can do to help Afghanistan's women.

Yet they need as much help as they can get. After two decades in the wilderness, the Taliban claimed after seizing Kabul that women would be allowed to study, work and "be very active in our society." All lies.

Last month, about 100 young Afghan women who earned scholarships from an Emirati billionaire to attend the University of Dubai were blocked from leaving the country as they tried to board a charter plane. With daily humiliations big and small, the U.S. withdrawal from Afghanistan continues to be a disaster for the women left behind. The Taliban regime forces half the population to live in prisonlike conditions, a waste of human potential.

With U.S. troops offering protection, 3.6 million girls were enrolled in primary and secondary schools and about 90,000 received higher education. Now, women are flogged by men for such crimes as "escaping from home."

An Aug. 30 report by the United States Commission on International Religious Freedom says the majority of the 100 religious edicts issued by the de facto government since August 2021 directly enforce severe restrictions on women and girls. Millions are also starving. The International Rescue Committee says women and girls account for almost 80 percent of the Afghans in need of humanitarian assistance.

"Child marriage and attendant maternal mortality have increased," according to an Aug. 17 Human Rights Watch report, "and gender-based violence, particularly in the home, continues to skyrocket."

In July, the Taliban ordered the closure of every beauty salon in Afghanistan. With gyms, parks and classrooms no longer accessible, salons were among the final sanctuaries. Visiting beauticians offered a rare taste of freedom. When some women protested, security forces dispersed them with fire hoses.

With the regime determined to stamp out any ember of joy for women, it's no surprise there's a suicide epidemic. Afghanistan has become one of the few countries in the world where more women than men die by suicide. The Guardian told a heartbreaking story on Aug. 28 about an 18-year-old who tried to take her own life after her dreams of becoming a doctor were dashed and her family sold her into a forced marriage with a cousin who is addicted to heroin. According to the Guardian, "Some see suicide as the only remaining form of defiance possible."

Anyone who advocated withdrawal from Afghanistan, including both President Donald Trump and President Biden, deserves a share of the blame for these foreseeable consequences. Because of the U.S. government's decision to abandon Afghanistan to extremists, Washington has limited leverage to undo the Taliban's edicts. The U.S. government can refuse to recognize the Taliban so long as Afghanistan's rulers commit such wide-scale human rights abuses. The State Department can designate Afghanistan as a country of particular concern. Congress can make it easier for Afghans in the United States on humanitarian parole to apply for permanent legal status after undergoing appropriate vetting.

Afghanistan is a party to, and clearly in violation of, the Convention on the Elimination of All Forms of Discrimination Against Women, as well as the convention on the rights of the child. The convention is difficult to enforce, but the U.S. government should declare that the Taliban's treatment of women constitutes an ongoing crime.

The U.N. special rapporteur on human rights in Afghanistan, Richard Bennett, said in a June report that the Taliban might be responsible for "gender apartheid." This term should stick. Notably, South Africa's representative to the U.N.'s Human Rights Council urged the international community to treat gender apartheid "much like it did in support of South Africa's struggle against racial apartheid."

The United States might have surrendered most of its leverage. But that does not mean the United States should fail to use all it has left.

The silence treatment

Hong Kong's government might soon ask tech companies to help erase a song.

"GLORY TO HONG KONG" is, to most of the world, just a song. But to residents of Hong Kong, it is a protest — and to the Chinese Communist Party, it is a threat. U.S. technology companies might soon have to decide whether to help quash it.

The Hong Kong government is appealing a July decision by a local court to deny its request for an injunction preventing "Glory to Hong Kong" from being published or otherwise distributed by any means and on any platform. According to the state, the lyrics to the unofficial pro-democracy protest anthem ("Liberate our Hong Kong, in common breath; Revolution of our times!") "stir up emotions." That the tune is *already* banned under the city's draconian national security law apparently isn't enough. And a ruling by the judiciary that an injunction would be overkill isn't to be endured.

The trouble is, overkill is exactly what party officials are after. Authorities have already charged one person with sedition, arresting a harmonica player who performed the tune outside the British Consulate in the mourning period after Queen Elizabeth II's death. They've imprisoned a man for three months for splicing the tune onto a YouTube video of a Hong Kong fencer earning an Olympic gold medal. But the aim in bringing this suit was more ambitious: The government wants to ensure "Glory to Hong Kong" is scrubbed from the entire internet: to force Meta, X, Spotify and especially Google, which refused to remove the song from its platforms without a court order, to censor it.

Similarly, the government's aim in continuing its quest for compliance, even after its initial failure, is to pummel the courts into line. If the judiciary exhibits too much independence — as, in Hong Kong, it is still wont to do — the executive will say so: This ruling, for instance, officials declared "in error"; judges should "defer" when assessing authorities' arguments. The decision is distasteful, so the state is asking again, this time looking to the Court of Appeal. If the Chinese government still doesn't get an answer it likes, it can always ask again — perhaps eventually calling on the top lawmaking body in Beijing to intervene, as the government did after an unfavorable ruling from the Court of Final Appeal in the case of pro-democracy newspaper tycoon Jimmy Lai.

If the court agrees, the companies should reply with "no." Meta, Google and their peers admittedly find themselves in a tortured position. They can either help erase "Glory to Hong Kong" from the internet, or they can let it stand and risk being barred from Hong Kong entirely, as many of them already are throughout the rest of China. The only defensible argument for giving in is that the people of Hong Kong would be worse off without these sites — even if the only version available to them is the version approved by the speech police. But at a certain point, platforms that yield to the demands of a repressive state cease to be vectors for the free flow of information. They turn, instead, into conduits for the distorted narrative of the regime.

In Hong Kong, this dispute is itself more evidence that the city is approaching a tipping point — that the "one country, two systems" model affording Hong Kong its autonomy from mainland China is atrophying. Two of the remaining bulwarks against autocracy in the nation were judicial independence (which China has disavowed) and a free internet (in contrast to China's Great Firewall); a victory for the government in this case would mean the diminishment of both. This, in turn, would be a signal to companies that prefer to do business without betraying their values that the city is no longer a friendly hub for foreign investment. Hong Kong's leaders might want to be careful what they wish for.

DRAWING BOARD DANA SUMMERS



DANA SUMMERS

LETTERS TO THE EDITOR

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Proud Boys' late concern

The Sept. 1 Metro article "Two former Proud Boys leaders sentenced to 15-plus years" reported that two members of the Proud Boys begged for mercy at their sentencing hearings and cried when talking about the daughters they will leave behind when they go to prison.

Where was their concern for their own families and children when they were attacking the seat of our democracy, the Capitol? Where was their concern for the police and their families when they brutally attacked the guardians of the building? When they obeyed President Donald Trump and brazenly followed his plea to "fight like hell" to stop the certification of Joe Biden's victory at the Capitol? It took a lot of hubris to believe all would end well.

They'll have a long time to reconsider their gullibility and bad choices.

Richard Barrett, *Lewes, Del.*

Breweries feel tariff effects

I was dismayed to read about former president Donald Trump's renewed interest in protectionist policies such as tariffs in the Aug. 23 front-page article "Trump vows huge new tariffs if elected." The assertion that "globalists" are "fearmongering" over tariffs' effects on domestic industries is untrue and absurd.

These tariffs hurt businesses and people in this country, including local breweries and their employees. There's at least one brewery in every congressional district in the United States, and nearly 2.4 million Americans across the country owe their livelihood to the beer industry. Given that our industry (and many others that rely on aluminum) is finally on the upswing following pandemic-related disruptions, the last thing we need is more tariffs.

Breweries still feel the effects of Mr. Trump's Section 232 tariffs on aluminum more than five years after enactment. Aluminum is the single most significant input cost in brewing, with more than 74 percent of all beer produced in the United States packaged in aluminum cans or bottles. In April, a study by Harbor Aluminum revealed that the U.S. beverage industry has paid nearly $1.9 billion in unnecessary taxes thanks to Section 232 tariffs on aluminum.

If Mr. Trump is serious about helping American workers, he'd be advocating the repeal of these tariffs, not calling for more.

Brian Crawford, *Washington*
The writer is president and chief executive of the Beer Institute, which advocates for the American beer industry.

The future with Vietnam

Reading David Ignatius's Sept. 1 Friday Opinion column, "The road to reconciliation with Vietnam remains personal," I was reminded of my many visits to the Vietnam Veterans Memorial in D.C. and how easy it was to learn the number of Americans killed in that war: 58,220.

But it's not an easy thing to learn how many Vietnamese were killed. From what I have researched, that number could be several million. To make the reconciliation with Vietnam more realistic and fairer to the Vietnamese people, we might consider adding that information somewhere near the memorial on the National Mall. Doing so would be a small admission of our broken foreign policy at the time — and add a little humility, which is rarely heard in any foreign policy around the world.

When President Biden touches down in Hanoi, it's a pity that this will not be part of his message, as far as I imagine.

Christina Kennedy, *McLean*

David Ignatius's column on reconciliation with Vietnam was a poignant reminder of how sunset and dawn seem to converge when thinking about Vietnam. My own service in Vietnam was as a Swift boat officer-in-charge in the Mekong Delta area. My crew was assigned to patrol the coastal waters to prevent infiltration of arms, supplies and people by the enemy. Unlike our comrades in arms in the interior of the country, we met daily face to face with Vietnamese people traveling in sampans and junks. After we checked papers and what was being carried aboard, it was time to barter: their fish for our canned vegetables. (One time, I was told by a fisherman that his teenage daughter would be a fine marriage prospect for me. I politely declined.)

Not all our encounters at sea were so benign, but our interactions with people made a deep impression on me. In 2018, my wife and I visited Vietnam for several weeks, not to do a "battlefield tour" but for me to see what had happened to the country and people in the 50 years since I left. The Vietnam we saw was thriving, and the people had put the "American War" behind them. Americans were enthusiastically welcomed. Truly, as Mr. Ignatius wrote, the Vietnamese had accepted that "life has to move on."

I wish President Biden and his diplomatic team success as he seeks to formally upgrade our country's alliance with the Vietnamese people. It is the expansion of a legacy that honors the war's veterans from both sides.

Robert C. Plumb, *Potomac*

I was a Marine infantry officer in Vietnam from 1967 to 1968. David Ignatius is right, of course, that it will take time for our wounds to heal over that terrible conflict.

Now, we need Vietnam to join us in the Indo-Pacific Command to counter the Chinese threats and worse. Vietnam and China neither like nor trust each other. The U.S. Navy and Marine Corps Indo-Pacific Fleet, with Britain, Australia, New Zealand and Canada — the Five Eyes — should make Vietnam's Cam Ranh Bay their port of call, right under the nose of China. Delicious irony. We know it is an excellent port because we built it.

Frederick H. Graefe, *Washington*

Exposing AI's frailties

I read with interest the Aug. 30 front-page article "The AI boom's army works overseas in 'digital sweatshops.'" It was nice to be reminded that computers will not take over the world. But billion-dollar start-ups are still paying the lowest possible wages and trying their best to cheat workers.

Additionally, in the Sept. 1 Style article "Gannett halts AI-written sports recaps after readers mocked the stories," the failure of artificial intelligence to replace human-generated reporting was blatantly apparent.

Score one for the reporters who exposed the "crowdwork" that tries to override human communication and the businesses that pay writers and researchers the lowest possible wages.

Elizabeth Twomey Groven, *Rehoboth Beach, Del.*

China's economic denial

Chinese Ambassador Xie Feng's defense of the Chinese economy in his Aug. 31 op-ed, "The Chinese economy is doing better than you might think," has to remind one of the old joke about someone jumping off the Empire State Building. When asked at the 40th floor how he was doing, he replied "so far, so good."

The truth of the matter is the Chinese economy is experiencing the bursting of an outsize property and credit market bubble that is drawing comparisons to the events that preceded Japan's lost economic decade in the 1990s. Some 50 Chinese property developers, including most notably Evergrande and Country Garden, have defaulted on their debts while housing demand and home prices are slumping.

Mr. Xie is certainly correct in asserting that it is not in the United States' interest to have a Chinese economic crisis tipping the world economy into a recession. However, his denial that China is in the midst of a deep economic crisis does not bode well for the early adoption of forceful policy measures to address China's serious economic challenges.

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Why do I say yes to overnight guests? I enjoy the chaos.

BY KRISTIN VAN OGTROP

The day I lost my laptop charger was the day I finally understood that my house — average, suburban, messy — was actually a bed-and-breakfast. And I'd been running it with varying degrees of success for years.

First, the charger. You probably know the unique kind of panic you feel when your laptop battery is nearly dead and you can't find its charger. Which explains the hair-on-fire group text I sent to my husband and sons last month with the suggestion that one of them had, yet again, taken it from the drawer of mismatched cords in our kitchen. *Not me*, came the chorus of replies. Liars!

Or were they? After all, 10 people had slept at our house the previous night — on beds, on the floor, on the sofa downstairs — and it was possible that one of them had accidentally stuck it in their bag when they were packing up.

Pop quiz: When a person (close friend/relative/random teammate of your nephew's who your nephew swears is a great kid) mentions that they will be passing through your area, do you: (A) hand them a list of local sights and wish them luck, or (B) hand them a pillow and the key to your front door?

Some of us divide the world into early birds and night owls, or Republicans and Democrats, or those who think Tim Robinson is hilarious and those who are mystified that anyone gave him his own show. I divide the world into people who have the B&B gene and those who don't, and if you passed on A above, you fall into the latter category. (With me! Here, take my key.)

When my husband and I bought our house, I didn't set out to host the masses. I envisioned a serene place just the right size for a family of five and the occasional visiting grandparent. And my town is not exactly what you'd call a "destination." It's got leash laws and, if the wind is blowing the right way, the noise of traffic on Interstate 95 whistling through the trees in the backyard. But I live outside New York City, where apparently a lot of stuff happens that all sorts of people want to experience. And half of them have stayed at my house. Because when you have the B&B gene, that's just what happens.

> *I live outside New York City, where apparently a lot of stuff happens that all sorts of people want to experience.*

Sometimes, I bring it on myself. Over a casual beer a few years ago, my college roommate mentioned that her daughter would be in New York the following summer for a fashion internship. My mouth said, "She should just live with us!" before my brain had time to think about it. Never mind that I had met the daughter only once or twice; the next thing I knew, she was at our doorstep. Kate was an ideal summer guest, effortlessly blending into our life, and now she kindly answers my texts when I'm wondering whether my shoes go with my outfit.

More often, though, guests reach out to make reservations. We have hosted relatives from Europe; one son's fraternity brothers; another son's roommates; a friend's elderly parent; my kids' former babysitter; a sizable portion of a college soccer team; and, for a couple of weeks, a local girl who was having problems at home and needed a place to stay. Our house never feels as orderly as I once imagined, but there always seem to be clean sheets when we need them.

My husband, God bless him, is a more-the-merrier type. I'm lucky that way. Apparently, early in his marriage, George H.W. Bush was constantly inviting people for dinners and sleepovers, and it drove his wife, Barbara, a little crazy. But they eventually got to live in a giant house with a whole team of people to accommodate his guests. I don't know anybody who lives in the White House, but I do have friends with places that are bigger and more beautiful than ours who could provide a far superior overnight experience. I am no more flexible, generous or entertaining than they are. So, how to explain this compulsion of mine?

I've been told there are people in this world who like to start fires just so they can put them out. Something similar happens with the B&B gene. If you are an extrovert who is easily bored (e.g., me), having guests introduces a level of chaos that is both thrilling and short-lived. Guests arrive, with suitcases and noise, making everything just a shade too complicated for comfort. But they bring energy and funny stories. And they challenge your perspectives, which we all need from time to time.

Without fail, the day after guests leave, I am reminded that a manageable life is . . . a little dull. But there's a bright side: Once I put my house back together, that charger might finally show up.

Kristin van Ogtrop is the author of "Did I Say That Out Loud? Midlife Indignities and How to Survive Them."

A disappearing species in America: The family doctor

BY ELISABETH ROSENTHAL

I've been receiving an escalating stream of panicked emails from people telling me their longtime physician was retiring, was no longer taking their insurance or had gone concierge and would no longer see them unless they ponied up a hefty annual fee. They said they couldn't find another primary-care doctor who could take them on or who offered a new-patient appointment sooner than months away.

Their individual stories reflect a larger reality: American physicians have been abandoning traditional primary-care practice — internal and family medicine — in large numbers. Those who remain are working fewer hours. And fewer medical students are choosing a field that once attracted some of the best and brightest because of its diagnostic challenges and the emotional gratification of deep relationships with patients.

The percentage of U.S. doctors in adult primary care has been declining for years and is now about 25 percent — a tipping point beyond which many Americans won't be able to find a family doctor at all.

Already, more than 100 million Americans don't have usual access to primary care, a number that has nearly doubled since 2014. The fact that so many of us no longer regularly see a familiar doctor we trust is likely one reason our coronavirus vaccination rates were low compared with those in other countries.

Another telling statistic: In 1980, 62 percent of doctor's visits for adults over 65 were for primary care and 38 percent were for specialists, according to Michael L. Barnett, a health systems researcher and primary-care doctor in the Harvard Medical School system. By 2013, that ratio had exactly flipped and has likely "only gotten worse," he said, noting sadly, "We have a specialty-driven system. Primary care is seen as a thankless, undesirable backwater." That's "tragic," in his word — studies show that a strong foundation of primary care yields better health outcomes overall, greater equity in health-care access and lower per capita health costs.

One explanation for the disappearing primary-care doctor is financial. The payment structure in the U.S. health system has long rewarded surgeries and procedures while shortchanging the diagnostic, prescriptive and preventive work that is the province of primary care. Furthermore, the traditionally independent doctors in this field have almost no power to negotiate sustainable payments with the mammoth insurers in the U.S. market.

> *More than 100 million Americans don't have usual access to primary care, a number that has nearly doubled since 2014.*

Faced with this situation, many independent primary-care doctors have sold their practices to health systems or commercial management chains (some private-equity-owned) so that, today, three-quarters of doctors are now employees of those outfits.

One of them was Bob Morrow, who practiced for decades in the Bronx. For a typical visit, he was most recently paid about $80 if the patient had Medicare, with its fixed-fee schedule. Commercial insurers paid significantly less. He just wasn't making enough to pay the bills, which included salaries of three employees, including a nurse practitioner. "I tried not to pay too much attention to money for four or five years — to keep my eye on my patients and not the bottom line," he said by phone from his former office, as workers carted away old charts for shredding.

He finally gave up and sold his practice last year to a company that took over scheduling, billing and negotiations with insurers. It agreed to pay him a salary and to provide support staff as well as supplies and equipment.

The outcome: Calls to his office were routed to a call center overseas, and patients with questions or complaining of symptoms were often directed to a nearby urgent-care center owned by the company — which is typically more expensive than an office visit. His office staff was replaced by a skeleton crew that didn't include a nurse or skilled worker to take blood pressure or handle requests for prescription refills. He was booked with patients every eight to 10 minutes.

He discovered that the company was calling some patients and recommending expensive tests — such as vascular studies or an abdominal ultrasound — that he did not believe they needed.

He retired in January. "I couldn't stand it," he said. "It wasn't how I was taught to practice."

Of course, not every practice sale ends with such unhappy results, and some work out well.

But the dispirited feeling that drives doctors away from primary care has to do with far more than money. It's the lack of respect for non-specialists. It's the rising pressure to see and bill more patients: Employed doctors often coordinate the care of as many as 2,000 people, many of whom have multiple problems.

And it's the lack of assistance. Profitable centers such as orthopedic and gastroenterology clinics usually have a phalanx of support staff. Primary-care clinics run close to the bone.

"You are squeezed from all sides," said Barnett.

Many ventures are rushing in to fill the primary care gap. There had been hope that nurse practitioners and physician assistants might help fill some holes, but data shows that they too increasingly favor specialty practice. Meanwhile, urgent care clinics are popping up like mushrooms. So are primary-care chains such as One Medical, now owned by Amazon. (Jeff Bezos, Amazon's founder, owns The Post.) Dollar General, Walmart, Target, CVS and Walgreens have opened "retail clinics" in their stores.

Rapid-fire visits with a rotating cast of doctors, nurses or physician assistants might be fine for a sprained ankle or strep throat. But they will not replace a physician who tells you to get preventive tests and keeps tabs on your blood pressure and cholesterol. The doctor who knows your health history — and has the time to figure out whether the pain in your shoulder is from your basketball game, an aneurysm or a clogged artery in your heart.

Some relatively simple solutions are available, if we care enough about supporting this foundational part of a good medical system. Hospitals and commercial groups could invest some of the money they earn by replacing hips and knees to support primary-care staffing; giving these doctors and patients more face time with each other will be good for their customers' health and loyalty if not (always) the bottom line.

Reimbursement for primary-care visits could be increased to reflect their value — perhaps by enacting a national primary-care fee schedule, so these doctors won't have to butt heads with insurers. And policymakers could consider forgiving the medical school debt of doctors who chose primary care as a profession.

They deserve support that allows them to do what they were trained to do: diagnosing, treating and getting to know their patients.

The United States already ranks last among wealthy countries in health outcomes. The average life span in America is decreasing, even as it increases in many other countries. If we fail to address the primary-care shortage, our country's health will be even worse for it.

Elisabeth Rosenthal is senior contributing editor at KFF Health News and author of "An American Sickness: How Healthcare Became Big Business and How You Can Take It Back."

DAVID IGNATIUS

The U.S. needs the Global South on Ukraine

The U.N. General Assembly gathers each September for its annual meeting in New York — and U.S. presidents make their ritual pilgrimage to promise that, despite its obsessive focus on Russia and China, America really, truly cares about the world's neediest countries.

Is it any wonder that the Global South, as the developing nations of Asia, Africa and Latin America are collectively described these days, appears increasingly convinced that the United States is paying them lip service? Or that they're mostly sitting on their hands about a war in Ukraine that most of them know is an abomination?

Yes, 141 countries voted in March 2022 to condemn Russia's invasion. But a year later, 32 countries — including India and China — abstained on a resolution demanding an end to the war.

Third World leaders undoubtedly respect Ukrainian President Volodymyr Zelensky. But they must also wonder: Why does Ukraine get all the attention, when the rest of the world is suffering, too? Why does Zelensky get all the applause? There's surely some jealousy and rivalry in this arm's-length approach to Ukraine. But we ignore the Global South's demand for more attention at our peril.

Last September, President Biden delivered a General Assembly speech that rang all the usual bells. He promised "relentless diplomacy" and "unabashed" advocacy of global development. He touted a half-dozen U.S.-sponsored programs and initiatives for the world's poor. But a year later, what have these promises produced? Apart from the daily diligence of good agencies such as the U.S. Agency for International Development, the answer is: Not much.

Biden will probably deliver a similar laundry list of good intentions this month. But don't be surprised if the audience tunes out.

We need a more honest bargain this September: The United States will take the problems of the Global South more seriously — and actually deliver — if the recipient nations will do more to end a war in Ukraine that, among other things, is choking global grain supplies and making the developing world's food insecurity much worse. Blunt as that might sound, it would be both a pragmatic deal, in terms of mutual self-interest, and an idealistic one.

An astute critic of the United States' failure to address the needs of the Global South is Mark Malloch-Brown, the U.N.'s former deputy secretary general and now the president of the Open Society Foundations, the organization created by George Soros that funds projects in the developing world. Malloch-Brown recently shared with me some disturbing evidence of how badly the development agenda is going wrong.

He noted that the United Nations is planning to hold a summit this month, before the General Assembly, on the "sustainable development goals" that were set in 2016. By his count, of the 140 metrics for achieving these goals, "half are not on the desired trajectory and about one third have stalled or gone into reverse."

This global reversal of progress is evident in other measures, Malloch-Brown said. The U.N.'s Human Development Index has now fallen for the second straight year, all the way back to 2016 levels — the first such decline since the agency began compiling statistics. Global food insecurity is affecting over 345 million people — more than double the 2020 level. And Malloch-Brown said about 60 percent of low-income countries face debt distress.

Polls indicate that the global public wants action. The Open Society Foundations will soon publish a survey sampling more than 36,000 respondents in 30 countries, representing 5.6 billion people. The details aren't public yet, but it appears big majorities believe that lenders should help indebted countries, fear that climate change could harm them in the next year, want a greater say on international financial decisions and believe that high-income countries should increase the World Bank's resources.

Russia survives politically by convincing the developing world that its problems are created by the wealthy nations of the West — even when the damage is directly attributable to Moscow's own actions. A case in point is Russia's decision to withdraw in July from the Black Sea Grain Initiative, which had been painstakingly negotiated last year by U.N. Secretary General António Guterres. The International Monetary Fund warned in July that Russia's move to scuttle the deal could boost food prices 10 to 15 percent.

Support for Ukraine and the Global South are sometimes juxtaposed, but, in truth, they converge. This simple fact is that there won't be a just peace to end this terrible conflict without support from the fence-sitters. To put it in stark terms: The United States won't achieve its national security interests without becoming more involved in global development issues.

Drivers squeezed as insurance costs soar across the country

INSURANCE FROM **A1**

increase in natural disasters.

"Car repair costs, body shop wages, and used car prices have all had significant increases," said Frank Palmer, chief insurance officer at Root Insurance. "The entire industry has had to raise rates to keep up with these trends."

Motor vehicle maintenance costs, for example, are up 13 percent from July of last year, according to the Bureau of Labor Statistics.

"It's more expensive to diagnose newer vehicles," said David Woodall, a mechanic at Metro Motor in D.C. "The parts aren't a whole lot more expensive, but the frequency of repair on them is more than it used to be. If an air bag goes off, that's thousands of dollars — a new car might have eight air bags in it."

But the rate hikes are also an attempt by insurers to make up for big payouts driven by floods and natural disasters, which insurers categorize as "catastrophe losses." States prone to climate disasters have seen some of the steepest auto-rate hikes.

In Colorado, car insurance premiums have increased 52 percent since last July as blizzards, tornadoes and hailstorms have led to an increased number of claims. And in Florida, premiums have soared 88 percent as insurers scramble to make up losses from hurricane-linked damage claims.

"Regular people are being priced out of the state," says Inger Berg, a resident of Pensacola, Fla. She says Allstate recently hiked the policy on her Volkswagen Jetta by $85 a month.

The hikes follow a tough year for many insurers.

In 2022, State Farm reported $13.4 billion of underwriting loss in its auto insurance department. Allstate, which reported a $678 million loss in that sector in the first half of 2023, increased its auto insurance rates by 9.3 percent across 15 locations in May to make up for the losses, Allstate chief financial officer Jess Merten said last month.

State agencies have largely gone along with these hikes, executives said.

"We're going to maximum file rates everywhere we can, and we're not getting as much pushback from regulators because the numbers are pretty clear," Allstate chief executive Tom Wilson said during the company's most recent earnings call. "Like, it's not like we're making it up."

No escape from higher premiums

Rising rates especially hurt those who rely on their vehicles to get to work or manage family life, experts said, with many drivers seeing their budgets stretched to the brink.

Car insurance is required by law "just another part of adulting," as Hobbs put it and rates can go up or down based on factors that are out of any individual's control, even with a clean driving record.

A driver's auto bill can increase simply because of where they live, or because repair services they haven't used are becoming more expensive.

That's what happened to Hobbs when State Farm hiked her annual premium by $400. She was in one accident but didn't file a claim because it wasn't her fault, she said. She was told it was part of a statewide increase this year.

State Farm spokesman Justin Tomczak did not address Hobbs's account specifically, but said car insurance premiums in Louisiana are expected to increase by about 17.7 percent in 2023, for both new and existing customers. Higher premiums in Louisiana and elsewhere are driven by inflationary pressures, supply chain issues and higher claim costs, he said.

"We continue to adjust to these trends to make sure we are matching price to risk," Tomczak said in an email.

Although auto insurance rates in Louisiana actually fell 6 percent in 2022, the state's average premium of $2,546 remains the second-highest behind Florida's. Hobbs pays less than that, but she feels the sting of every increase in her total insurance bill, which she estimated at more than $22,000 a year across multiple providers for all forms of coverage, including property, medical and life insurance.

Consumer advocates point out that the auto insurance industry had a record year in 2020, when fewer cars were on the road but the rates were priced in from the previous year.

No matter how much control regulators have, insurers are allowed to set profitable rates, said David Forte, a policy adviser for the Office of the Insurance Commissioner in Washington state. Even in states with strict oversight, such as California and Washington, Forte said, insurers are allowed to price in an estimated profit of about 5 percent.

States with looser regulations are finding new ways to control costs.

Last year, in Georgia, the state's insurance commissioner said he was "angry and disappointed" in Allstate for raising rates 40 percent. In May, Gov. Brian Kemp (R) passed a law that gave state insurance regulators more control over prices.

But regulators have to tread a fine line between controlling costs and driving away insurers. Some insurance companies are abandoning parts of the Southeast, leaving drivers with few options. Farmers Insurance recently suspended new policies in California, Louisiana and Florida, for example.

"There's one thing worse than rising rate hikes," Georgia Deputy Insurance Commissioner Steve Manders told The Washington Post. "And that's not having coverage at all."

In southern Mississippi, student Andrew "AC" Bledsoe has been driving for Uber in the summer months, when his graduate stipend to study lighting and sound design isn't paying the bills. In early 2022 he signed up with Root Insurance Company, which tracks policyholders through a cellphone app and promises cheaper rates for safe drivers.

Bledsoe said he was led to believe that good driving behavior would keep monthly insurance premiums low, but his rates kept climbing even though he retained a driver safety rating of 8 out of 10.

His six-month insurance rate climbed from around $1,150 to nearly $1,800 growing larger than his car payment and not far from his monthly share of rent.

"It sounded like a great deal because I take pride in staying safe on the road," Bledsoe said in an email.

"But," he said later in an interview. "It wasn't in my budget for the price to go up."

Root's Palmer said the company recognized industry-wide loss trends sooner than other insurers. He predicted that other competitors "will continue to take rate increases going forward" and said he sees Root's good-driver discount as "still a useful tool to bring insurance costs down for good drivers."

But it's not useful enough, in Bledsoe's view. He's switching to State Farm, which he says offered him a cheaper rate.

Hitting low-income drivers hard

The higher costs of car insurance are being passed down to the country's most financially vulnerable drivers, economists and consumer advocates say.

Lower- and middle-income households are already squeezed by the rising cost of shelter, KPMG chief economist Diane Swonk said, and car ownership is yet another cost that harms them disproportionately.

Federal rules allow insurers to consider socioeconomic factors when setting rates, leading to the worst increases being borne by the people least able to afford them, said Doug Heller, director of insurance at the Consumer Federation of America.

"If you have a blue-collar job, or if you only have a high school degree, a number of companies will charge you more than if you're a white-collar professional," Heller said. "Everybody's facing rate hikes, but a greater share is borne by lower-income drivers."

Families also often face a heavier financial burden, especially when all adults in a household, along with teenage children, need transportation to work. And recent immigrants can suffer a financial penalty if insurers won't accept their out-of-country driving experience.

Refugee families living in the United States, for example, have increasingly been downgrading from multiple cars to just one, said Jon Vosper, an executive at the aid organization International Rescue Committee. Those refugees are struggling with higher premiums, which, along with rent, make it harder to live in America's car-centric suburban areas, according to Fred Rabin, a financial education specialist with IRC in San Diego.

Rabin recalls one client, an Afghan refugee, who was quoted at nearly $550 per month because the insurance company wouldn't count his previous driving experience. But Rabin says his clients have no choice.

"A car here is a need, not a want," Rabin said. "If you don't have a car, you can't work, you can't afford expenses."

Some drivers are downgrading to "liability-only" policies that fulfill legal requirements but otherwise offer little, if any, coverage, Vosper said.

Driving without insurance is illegal and can lead to the suspension of a driver's license — or even jail time in some states — but some drivers are taking the risk and dropping insurance altogether. A 2023 Policy Genius survey of nearly 3,000 drivers ages 17 to 34 found that in the past year, 17 percent of them opted to drive uninsured.

But Louisiana resident Hobbs doesn't see that as an option. She's sticking with State Farm for now despite her rate increase, assuming other providers would charge her similarly.

"I sucked it up and paid it, because what can I do?" she said. "I have to have insurance on my car."

Amy Nakamura contributed to this report.



OCTAVIO JONES FOR THE WASHINGTON POST



EMILY KASK FOR THE WASHINGTON POST

TOP: Flood damage, such as that from storm surges caused by Hurricane Ian in Florida in 2022 — as seen in North Port, about 12 miles inland from the state's west coast — account for part of the increase in auto insurance premiums.

ABOVE: Kalisa Hobbs, who lives near the northern shore of Louisiana's Lake Pontchartrain, has seen her annual bill for auto insurance rise by hundreds of dollars.

Narcan opioid overdose antidote available this month without prescription

BY DAVID OVALLE

Narcan, the nasal spray that reverses opioid overdoses, is hitting store shelves this month for the first time as an over-the-counter medication — a milestone in the fight against the nation's overdose crisis.

Manufacturer Emergent BioSolutions said last week that it has shipped hundreds of thousands of the two-spray kits, at a suggested retail price of $44.99. Major retailers such as CVS, Rite Aid, Walgreens and Walmart say the kits will be available on shelves in coming days. Companies are also selling the sprays online.

Narcan is a nasal spray version of naloxone, the opioid antidote credited with saving countless lives during the nation's overdose crisis. More than 110,000 people are believed to have died of drug poisonings last year, more than two-thirds of them from synthetic opioids such as fentanyl. Prescription Narcan is widely used, carried by paramedics and police officers, distributed by groups that work on the streets to reduce the dangers of an increasingly toxic drug supply, and stocked in libraries, schools and even vending machines.

The Food and Drug Administration in March approved Narcan for over-the-counter use, a measure that advocates hope will expand its use by positioning the spray in supermarkets, corner stores and gas stations — and have it stored in first-aid kits or with families worried teens might overdose on counterfeit pills laced with fentanyl.

How does Narcan work?

Naloxone reverses the effects of opioids in the brain, restoring slowed or halted breathing. Narcan is not habit-forming — and is safe to use even in someone who has fallen unconscious but who turns out not to be overdosing on an opioid, said Joshua J. Lynch, associate professor of emergency and addiction medicine at the University at Buffalo.

Don't test the spray first, Lynch said. "Giving the full vial into someone's nose — and calling 911 right away — is the best practice," he said.

Each Narcan pack contains two spray containers each with a four-milligram dose. Experts say it's crucial to administer naloxone as quickly as possible. A single dose is often enough to restore an overdose victim's breathing within minutes, although emergency workers have reported using multiple doses to counteract the potency of fentanyl and similar synthetic opioids.

How expensive is Narcan?

Public health experts have long been concerned that over-the-counter Narcan will be too expensive for regular drug users — who are most at risk of overdosing. Still, over-the-counter Narcan for about $45 is an option for people who feel uncomfortable getting the medication from harm-reduction organizations, said Hansel E. Tookes III, an infectious-disease doctor at the University of Miami Miller School of Medicine.

"Of course, I would prefer that the Narcan were cheaper, but $45 to save a human life is a fantastic step in increasing access to lifesaving overdose prevention," said Tookes, who founded the IDEA Exchange, a Miami program that exchanges used syringes for sterile ones and distributes naloxone to users on the streets.

Most states have used a system that allows Narcan to be dispensed by pharmacists without having to get an individual prescription from a doctor. Narcan going over-the-counter will make it easier to distribute in states with pharmacy restrictions, and advocates believe it will normalize use across a broad spectrum of U.S. society.

Private and public health insurance generally has covered Narcan and liquid naloxone as a prescription medication but can restrict paying for over-the-counter products. In some states such as Massachusetts, some health insurance companies and Medicaid programs have said they will still pay the full cost of over-the-counter Narcan.

The Centers for Medicare and Medicaid Services said it is encouraging state Medicaid programs to cover over-the-counter naloxone.

Coverage under Medicare, the government health insurance program for people 65 and older and for the disabled, is also limited. By law, Medicare Part D can't cover over-the-counter medications outside of limited exceptions. Medicare Part B will pay for take-home supplies of naloxone provided by programs treating opioid use disorder. Private insurers participating in Medicare Advantage can choose to cover over-the-counter naloxone as supplemental benefit. CMS said it encourages plans to do so.

CVS said it is encouraging customers seeking Narcan to check with pharmacy-counter employees about whether their insurance plan offers savings on prescription naloxone versions.

Health departments, state governments and harm-reduction groups can purchase Narcan under a "public interest" price, which has been lowered to $41 per kit, Emergent said in a news release last week.

Many outreach organizations receive Narcan from government agencies, or rely on cheaper liquid naloxone, which must be administered through a syringe. Harm-reduction groups say scaling up inexpensive liquid naloxone is key to saving lives. Remedy Alliance, a national nonprofit distribution organization, sells the liquid version for under $4 a dose, or gives them away free, to harm-reduction groups that struggle with funding. Remedy Alliance says it has distributed more than 1.5 million doses during the past year.

Where will Narcan be placed in stores?

While many major chains are carrying Narcan, experts worry that customers might still feel embarrassed purchasing the drug because of concerns they will be seen as drug users. "Having it be physically at the counter, or at the pharmacy desk, still presents potential for stigma," Lynch said.

Walgreens, which operates nearly 9,000 stores, said Narcan will be at the front register and pharmacy counter. Rite Aid said it will be available in the pain care aisle and at the pharmacy counter. Walmart said it will be in "medication aisles in all stories." CVS said Narcan will be available at pharmacy counters and at front registers.

All four chains said Narcan will be available for purchase online, which can add an extra layer of privacy.

What about other products?

Narcan isn't the only nasal naloxone spray, and prices figure to drop as more enter the market for prescription and over-the-counter use. The FDA in July approved the first generic over-the-counter nasal spray version of Narcan, manufactured by Padagis. The federal agency also approved a separate over-the-counter naloxone three-milligram nasal spray, RiVive, made by nonprofit Harm Reduction Therapeutics. The two-spray kits cost $36 to make, according to the company, which said it will prioritize providing RiVive to harm-reduction groups and state governments by early 2024.

The Washington Post
METRO
WEDNESDAY, SEPTEMBER 6, 2023 EZ SU B

8 a.m. 80° | Noon 93° | 4 p.m. 100° | 8 p.m. 91°
High today at approx. 4 p.m. 100° Precip: 0% Wind: NW 6-12 mph

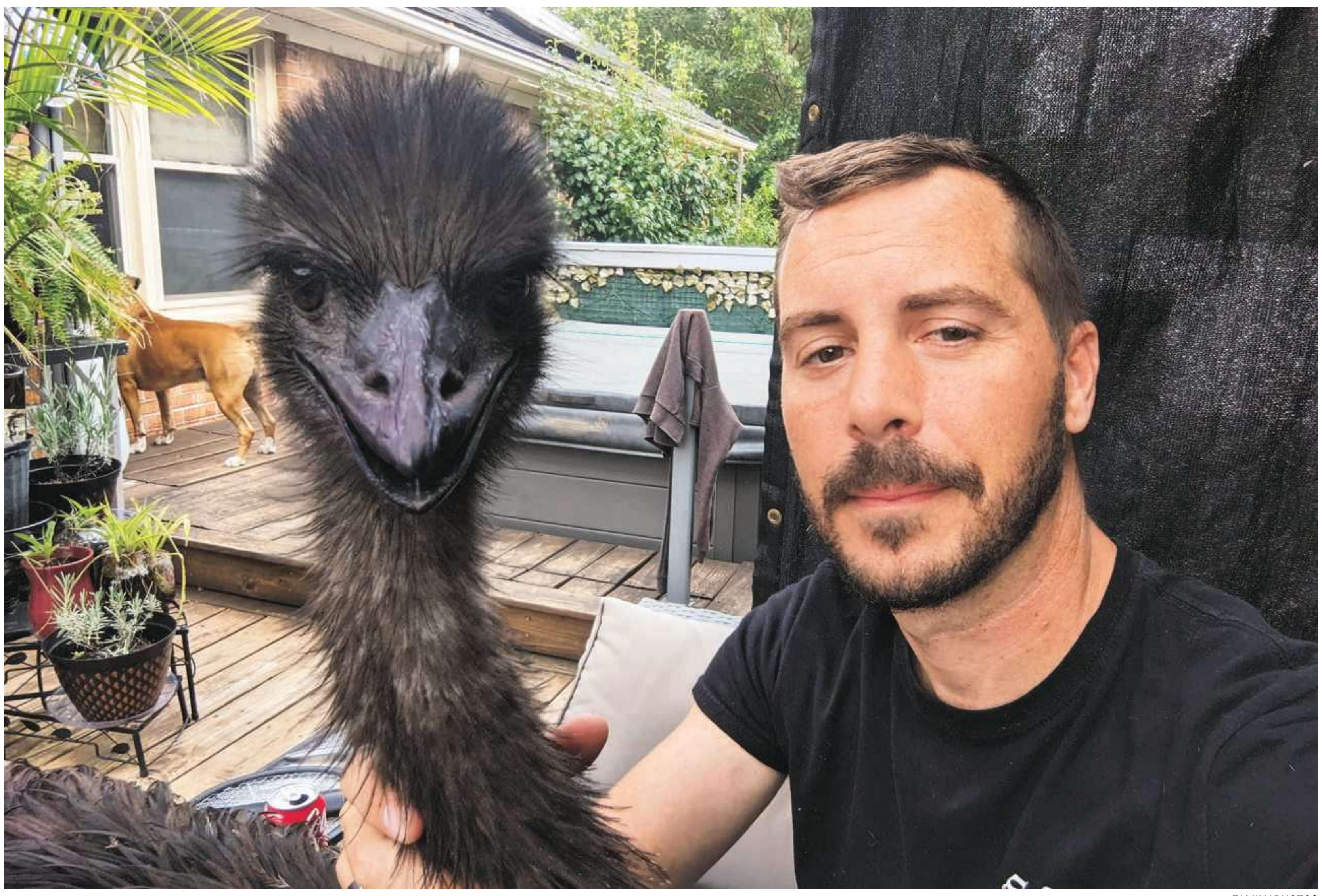
JOHN KELLY'S WASHINGTON
The late guitar great Danny Gatton will be celebrated this weekend at the Birchmere. B3



VIRGINIA
Prosecutors seek to revoke the bond of a mother whose 6-year-old son shot a teacher. B2



OBITUARIES
Tony Roberts, 94, did play-by-play in the D.C. area and became the voice of Notre Dame football. B6



FAMILY PHOTOS

He fought the law over his emu — and won

A Va. man hatches a months-long effort to keep his emotional support bird, culminating in a bittersweet victory

BY OLIVIA DIAZ

Nicholas Olenik tries to name all his pets after characters in the Japanese anime series "Dragon Ball Z." So when he bought an emu, the second-largest living bird, it was no different.

"She looked like a storm cloud," Olenik said of the bird, who, when she was young, fit in his lap. "So we named her after the 'flying nimbus' that the character would use to fly."

Olenik said Nimbus was his doctor-approved emotional support pet, helping him overcome depression. But where he saw a loving companion, officials saw a violation of Virginia Beach rules about what animals residents could keep. After a neighbor notified animal control about Nimbus, Olenik was cited for keeping livestock within the city limits.



So began a months-long legal battle over whether Olenik — who is now running as an independent candidate in the 96th District of the Virginia House of Delegates — could legally keep an emu to help manage his emotions.

This time last year, Olenik said, he struggled to get off his couch, let alone out of the house. In 2019, Olenik's brother died of a heart attack. Nearly two years ago, his dad died of cancer. Olenik, who worked in maintenance, stopped working after his father got sick. And as time went on, Olenik said, grief swallowed him.

SEE EMU ON B5

TOP: Nicholas Olenik with Nimbus. Olenik, who has dealt with depression, brought Nimbus to his home in Virginia Beach in January, and a medical provider signed off on the emu's use as an alternative therapy. ABOVE: Nimbus naps with Tommy Bahama, the family's golden retriever.

Bike hub at center of lease dispute

D.C. DID NOT PAY $150 IN RENT, SUIT CLAIMS

City allegedly abandoned $4M Union Station space

BY MICHAEL LARIS

A company that owns commercial leasing rights at Union Station has sued to evict the District from a $4 million glass-and-steel bicycle facility at D.C.'s largest transit hub, alleging the city failed to pay $150 in rent and abandoned the premises.

When the city finished building the Bicycle Transit Center in 2009, the U.S. Department of Transportation called it "a model example of the kind of sustainable mobility" federal transportation officials hoped to see across the country. For years, firms working with the District offered secure bike parking and rentals in the space.

Those services were shuttered, and more recently the facility has been strewn with trash and personal belongings. On a recent visit, a filthy orange blanket and an empty package of Jamaican Buzz Cigarillos lay inside the vacant building.

The dispute has brought tension between D.C. and leasing executives at Union Station amid broader legal struggles over the historic transportation hub and a multibillion-dollar redevelopment effort, which the city supports. It also comes as a drop-off in foot traffic stemming from the pandemic continues to be a drag

SEE LEASE ON B2

Audit finds Md. shelter misspent grant cash

Provider closed after discovery that funding went to Jeep, snacks

BY KATIE SHEPHERD

The only homeless shelter in rural Somerset County on Maryland's Eastern Shore closed with little warning over the summer after an audit identified improper spending, including covid relief dollars spent on an employee's Jeep Compass — leaving the state's poorest county without a shelter as homelessness spikes.

The nonprofit Somerset Committee for the Homeless shuttered the Princess Anne facility one day after receiving news that its state contracts would not be renewed, following the previously unreported audit by the county health department and the state housing agency.

Twenty-three people who were staying in the Lower Shore Shelter had to move to hotel rooms temporarily, and just three landed in permanent housing, Somerset County Health Officer Danielle Weber told The Washington Post. The rest moved to other shelters in neighboring counties, with 10 remaining homeless after the hotel stays ended.

"The decision to shut down the shelter was a heartbreaking one, as it is the only shelter in Somerset County, and our committee and staff have worked diligently to

SEE SHELTER ON B4

Draft proposal could cut single-family-only zones

Heated debate begins as Alexandria eyes an often contested measure

BY TEO ARMUS

Alexandria could eliminate single-family-only zoning this fall under a draft proposal unveiled by city planners Tuesday evening, putting this Northern Virginia city on track to follow one of its neighbors in adopting an increasingly common — and often contested — idea in urban planning.

That plan is one of several potential amendments that city lawmakers will consider in November as part of the city's ongoing "Zoning for Housing" initiative, which looks to increase housing supply and lower costs in this community of 160,000.

But among nearly a dozen items presented to city lawmakers Tuesday, this change is expected to be the most controversial. The proposed change in Alexandria would make it easier to construct buildings with up to four units in neighborhoods long reserved for one house with a yard on each lot.

City planners have also recommended rolling back rules that require off-street parking at residential buildings near Metro stations or rapid bus transit. Such a rule would apply to single-family-only neighborhoods as well as areas that are largely filled with townhouses, such as the city's historic Old Town.

"We are experiencing a housing crisis, and the purpose of this work is to strengthen our

SEE ZONING ON B6

How to fix the racial achievement gap



Courtland Milloy

When D.C. schools' test scores were announced recently, there was that gap again: the so-called racial achievement gap. Actually, it was more like a chasm.

Eighty-two percent of White students were proficient in reading, compared with 23 percent of Black students. In math, 75 percent of White students were proficient, compared with 11 percent of Black students, according to the Partnership for Assessment of Readiness for College and Careers (PARCC).

D.C. Schools Chancellor Lewis D. Ferebee acknowledged the gaps in proficiency and listed some of the ways that school officials were addressing them, such as "ensuring that when students enter kindergarten,

SEE MILLOY ON B3



KK OTTESEN FOR THE WASHINGTON POST

To former D.C. schools chancellor Kaya Henderson, disparities in test scores said more about the impact of socioeconomic status.

VIRGINIA

Prosecutors ask to revoke bond for mother of 6-year-old who shot teacher

Woman allegedly failed drug tests and missed treatment sessions

BY JUSTIN JOUVENAL

Federal prosecutors are seeking to revoke the bond of the woman whose 6-year-old son shot and wounded a teacher at a Virginia elementary school, alleging she failed drug tests and missed treatment sessions while she was free awaiting sentencing in a gun case related to the high-profile incident, according to court filings.

Deja Taylor, 26, of Newport News had been released pending her Oct. 18 sentencing for lying about her marijuana use on the background check for a gun purchase and possessing the weapon while using pot. She pleaded guilty to the charges in June in federal court in Newport News.



COURTESY OF JAMES ELLENSON

Deja Taylor of Newport News had been released pending sentencing for lying about her marijuana use on a background check for a gun purchase.

Taylor's son took the same gun from his mother's purse and used it to shoot first-grade teacher Abigail Zwerner at Richneck Elementary School in Newport News on Jan. 6, authorities have said.

Taylor's attorney has not filed a response to the motion and declined to comment. The U.S. attorney's office also declined to comment on the motion. A judge will determine whether Taylor can remain free.

The shooting attracted national attention because of the age of the shooter and generated outrage locally over whether school officials had done enough to prevent the incident.

Zwerner claims in a civil suit that an assistant principal ignored multiple warnings the boy had a gun on the day of the shooting.

> *The shooting in Newport News generated outrage locally over whether school officials had done enough to prevent the incident.*

A special grand jury empaneled by Newport News Commonwealth's Attorney Howard Gwynn will begin meeting this month to hear testimony on any security lapses related to the shooting, the Newport News Circuit Court Clerk's Office said Monday.

Gwynn announced his plans for a special grand jury in April, and it was unclear why it was not convened sooner. Gwynn's office did not respond to requests for comment.

The U.S. attorney's office for the Eastern District of Virginia wrote in its motion seeking to have Taylor jailed that she violated the terms of her bond by testing positive for marijuana and cocaine during tests on July 19 and Aug. 25. Taylor signed an admission that she used marijuana on Aug. 22, according to the motion.

Prosecutors wrote they are awaiting another round of tests to confirm that Taylor had drugs in her system.

Taylor also missed mandated substance abuse treatment sessions on Aug. 17 and 24, according to the motion.

In addition, prosecutors allege that Taylor missed two required drug testing appointments in August.

Taylor pleaded guilty to a felony count of child neglect as part of a deal with prosecutors in state court in August. She is scheduled to be sentenced in that case on Oct. 27.

Taylor faces at least 18 months in prison when she is sentenced in both cases.

Taylor previously expressed remorse about the shooting. Gwynn has said the boy, who is in the care of his grandfather, won't be charged in the case.

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MICHAEL LARIS/THE WASHINGTON POST

When the Bicycle Transit Center opened at Union Station in 2009, federal transportation officials called it "a model example of the kind of sustainable mobility" they hoped to see nationwide.

Suit seeks to evict D.C. from bike hub over $150

LEASE FROM B1

on business.

Citing the eviction lawsuit filed last month in D.C. Superior Court, District Department of Transportation spokesman German Vigil declined to say why the bike services had ceased or describe the city's history with — or plans for — the facility.

According to the suit, filed by Union Station Investco, the city's monthly base rent is $10 and the city failed to pay $150 between September 2008 and May 2023. As for whether DDOT paid its rent, Vigil said, "We can't speak on that because it's all going through litigation."

The complaint also alleges DDOT abandoned the facility starting in October 2022 and violated two other lease provisions. One outlines permitted uses on the property, including "parking, rentals, and repairs for bicycle, Segway, scooter, or other non-motorized alternative modes of transit." The other bars the city from using the space in a manner that would "constitute waste, nuisance, or unreasonable annoyance to the Landlord or adjacent property owners."

The building's entrance is now chained shut with a padlock.

Jarrod Bernstein, a lawyer representing Rexmark, a real estate firm that gained control of the commercial leases as part of a foreclosure involving Union Station Investco, declined to comment on what might go into the space after an eviction, citing the ongoing case.

Santiago Lakatos, an advisory neighborhood commissioner who unearthed the eviction filing, said he has concerns about DDOT's lack of clarity about its use of the space.

"It is a question of government transparency. . . . We should have some understanding of what happened," Lakatos said. "Maybe there is a grander plan for the facility — but we don't know since DDOT hasn't said anything."

Lakatos said some advisory neighborhood commissioners hoped the structure would be used to house an Adaptive Bikeshare Pilot program DDOT says it is considering. Such a program might have hand-cranked bikes or accessible adult tricycles, according to the agency.

Architects of the Bicycle Transit Center have said its sleek form amid historic buildings was meant to echo "a bicycle wheel's elegance and efficiency," with arched steel tubes encased in glass. It was built to hold more than 100 bikes, but questions later were raised about its practicality. The building's size led to "cramped operating conditions for staff and users," according to a review by Maryland transportation planners who were considering their own bike facility.

The Federal Highway Administration, which U.S. officials in 2009 said covered 80 percent of the project's $4 million cost, declined to comment on the suit, saying it does not discuss pending litigation. Gabriel Shoglow-Rubenstein, spokesman for D.C.'s Office of the Attorney General, which helps defend the city in such suits, also declined to comment.

In a November letter to DDOT, an attorney representing Union Station Investco recounted that the landlord sent the city agency notices of "default and intent to terminate lease" in September, then again in October.

"As a result of Tenant's failure to cure the defaults, the Lease has been terminated," the letter read, giving DDOT 30 days to vacate.

The lease signed in 2008 was for 10 years, with DDOT reserving the right to extend it for five additional five-year terms.

Aaron Sokolow, an expert in District landlord-tenant disputes at the law firm Battino & Sokolow, said the suit could lead to the city being evicted unless officials present a strong defense. The vast majority of cases are settled outside of court, added Sokolow, who has biked by the Union Station building while headed to court.

"It seems so remarkable that they had this right to do this really good use for that property for so long and they just stopped using it," Sokolow said. "The more ways riders and tourists have to navigate the city, the better. . . . To lose that as an amenity is a shame."

While Union Station is owned by the Federal Railroad Administration, control of its leases was granted to other entities stretching decades into the future. Some of those arrangements could be affected by ongoing legal maneuvering.

Last year, Amtrak moved to seize control of the transportation hub from Union Station Investco using eminent domain. The federally funded passenger railroad said it "lacks both the space and control to make much needed improvements" to the station. That case is ongoing.

The dispute comes amid proposals for an expansion of the 115-year-old train hub, estimated to cost $8.8 billion for construction alone, that calls for a transformation of the nation's second-busiest intercity rail hub by 2040. It would add wide rail platforms, an integrated bus terminal, a new train hall and updated concourses lined with shops and restaurants to provide easy access to transit and parking. The station's historic main hall will be preserved.

The redevelopment plan also envisions adding up to 900 bicycle storage spots.

Musicians take the stage Saturday to celebrate guitar great Danny Gatton



John Kelly's Washington

A lot of people consider **Danny Gatton** the greatest guitar player to ever come from Washington and one of the best to come from *anywhere*. I asked **David Chappell**, a pretty good guitarist in his own right, how he would describe Gatton to someone who'd never heard of him.

"That's a good question," Chappell said. "I would say there's horses and then there's a unicorn."

Gatton was that unicorn.

"To me, one of the fascinating things about Danny — besides being a great guy and open and giving — was just the fact that he could do so many things so well," Chappell said. "It would be like an ace pitcher that's also an ace batter and an ace catcher and an ace in the outfield.

"Stylistically, most people have one bag they're really good at — and it takes a lifetime to be a great finger-style player, or to play country or blues — but Danny did all of that stuff in a sort of superhuman way."

Gatton took his own life in 1994. Had Gatton lived, he would have turned 78 on Sept. 4. The musicians of Washington won't soon forget him. His birthday is the inspiration for a Gatton-inspired show on Saturday at the Birchmere.

Chappell organizes the annual tribute, which this year will include guitarists **Anthony Pirog**, **Rick Whitehead**, **Steven Windsor** and **Redd Volkaert**, along with rhythm sections that played with Gatton, including drummers **Dave Elliott**, **Pete Ragusa** and **Big Joe Maher**, and bassist **John Previti**.

Gatton grew up in Anacostia and was one of a group of homegrown guitar players celebrated for their skill: **Roy Buchanan**, **Link Wray**, **Roy Clark**, **Chick Hall Sr.** and his son, **Chick Hall Jr.** The title of a 1978 album exemplified Gatton's breadth: "Redneck Jazz."

The first time Chappell saw Gatton play was in 1977 at a club in Waldorf called the Mouse Trap.

"A friend of mine had told me about him," said Chappell, who became a regular in the audience. "I just started showing up there and watching him. He was nice enough to say, 'I keep seeing you in here. What are you doing? You must be a guitar player.' "

Chappell gulped and said, "Yeah, but I don't play like you."

Gatton eventually invited Chappell over for what Chappell thought would be a 45-minute lesson. It turned into a four-hour session, trading licks and shooting the breeze.

Over time, Chappell got to play alongside Gatton, first at Baltimore's 8x10 club.

"He was just nice enough to guide you along, say, 'Do this; don't do that,' " Chappell said. "One magic day he said, 'You played some good stuff tonight. I think you stole it from me, but it sounded good.' "

Gatton released multiple albums, including on Elektra Records, performed with various combos and appeared on "Austin City Limits." And though he never had the widespread fame some wished for him, he didn't seem bothered by that.

"Danny, he made his mark," said Chappell. "I think Danny was brilliant. Brilliance like that — that broad-based — is hard to package."

Few people can play guitar like Danny Gatton.

"He was like a father figure to a lot of us," Chappell said. "He'd slap you around when you did something wrong and pat you on the back when you did something right. He gave us himself and his take on music and just kind of broadened everybody's horizons."

If there was one message in Gatton's music, said Chappell, it was this: Don't get stuck in one bag.

Who wants to be a one-trick pony?

In other Gatton news

The first Danny Gatton celebration at the Birchmere, in 2015, inspired the 2020 documentary "Anacostia Delta: The Legacy of DC's TeleMasters." Another Gatton film is nearing completion. It's called "The Humbler: Danny Gatton" and is directed by **Virginia Quesada**.

A private screening of "The Humbler" — the title refers to Gatton's ability to humble any other guitarist — will be held Nov. 1 at the AFI Silver Theatre and Cultural Center in Silver Spring. Free tickets may still be available. To sign up for a ticket — and to get added to the mailing list for information on future screenings — visit *thehumblermovie.com/spread-the-word/*.



DEB ELLIOTT

Danny Gatton, third from left, sits on an amp as David Chappell, second from right, plays guitar in Calvert County in 1988. They are joined, from left, by Dave Elliot, Billy Windsor and Bill Kirchen.

"It takes a lifetime to be a great finger-style player, or to play country or blues — but Danny did all of that stuff in a sort of superhuman way."

David Chappell, a guitarist and friend of Danny Gatton

COURTLAND MILLOY

Schools leader fought to make students 'unbeatable'

MILLOY FROM **B1**

they have all the prerequisite skills to be successful in math every day."

Sounds nice enough. But to deal with that particular disparity requires a whole lot more. Such as a willingness to fight to get resources for poor Black students comparable to those enjoyed by wealthy students, many of whom are White.

None of the District's school superintendents and chancellors has come close to winning this battle. Although one of them, Kaya Henderson, did try hard and made more progress than most.

Ironically, during her years as chancellor — from 2010 to 2016 — she never even talked about a racial achievement gap.

"My goal was not to catch Black kids up with White kids," she told me recently, "but to help them live up to their fullest potential as human beings."

To Henderson, the disparities in test scores said more about the impact of a student's socioeconomic status than race. So she sought ways students could use their schoolwork to improve their communities.

"We believed that if kids were asked to solve problems in their communities — not just abstract, educational, conceptual things but real-life issues that matter to them — then they would engage," Henderson said.

Students came up with their own solutions to gun violence, drug abuse and boring schoolwork. Students as young as second grade were included — using graphs they had learned in math class, storytelling lessons from English and bicycle safety instruction in physical education to design a project called "My Community."

The youngsters interviewed neighbors and wrote stories about each one. They made maps of the neighborhood and used graphs to plot the location of special places. Not only did they learn to read bicycle safety signs in PE, but they also learned to ride a bike.

"At the end of the six weeks, the students were out showing their maps and essays to their parents and people in the community," Henderson recalled. "There were school parades, with kids on bicycles with their parents riding alongside them. With their newly acquired writing and verbal skills, the kids let people in the community know what was going on in the schools, and that in itself was a very important achievement."

Henderson's hunch had paid off.

"Kids will struggle with difficult subject matter — it's called 'productive struggle' — when they think it is worth their time and attention," she said. "And nothing is worth more to them than learning about themselves and their environment."

Student engagement at the city's public schools increased significantly. So did academic progress. The District would eventually boast of having the fastest-improving school system in the nation. "Some studies show that when kids are exposed to culturally relevant curriculums, academic progress goes up as much as 33 percent," Henderson said. "That is huge."

Henderson also extended the school day and year at some schools in low-income Black neighborhoods. She allocated more than $20 million to build a college preparatory school for young Black men, offered new career education academies and created a free summer study-abroad program.

"We said, let's give them art and music and foreign languages, because we know those things engage students," Henderson recalled. "Let's send them abroad so that their world perspective is broadened. Give them internships. Let's treat them like we treat wealthy kids.

"And when we started doing that, that's when we really ran into trouble," she said.

Letters from community groups in the city's wealthier areas urged her to stop spending so much on "extracurricular" activities for poor Black children and focus on their basic needs: reading, writing and math. The pressure was intense, but Henderson stuck to her plan.

By 2016, she had spent nearly 10 years in the top leadership positions in D.C. Public Schools, first as deputy chancellor and then chancellor. The average tenure for a D.C. schools superintendent is roughly 2½ years.

"If you rewind the controversies that occur over helping the neediest kids, it's always about competition," Henderson said. "Everybody wants their kids to have the best education so they can have access to the best in life. What we don't say out loud is that we want our kids to have the best so they can beat other kids. And I was trying to make the beatable kids unbeatable."

In 2020, Henderson resumed her focus on student achievement by co-founding, with economist Roland Fryer Jr., an online educational curriculum called Reconstruction. The lessons are designed to supplement traditional public-school courses with African American history and culture, using a special focus on the Reconstruction era. It was another way of using culturally relevant curriculums to foster the "productive struggle" that children need to succeed.

Reconstruction is one of the least-taught periods in American history but was also one of the most successful for African Americans. In the first 12 years post-emancipation, Black people built 5,000 community schools and started 37 historically Black colleges and numerous churches, banks, insurance companies and newspapers. During this period, Black people would become governors and senators and own as much as 24 percent of all farmland in the country.

Soon after its debut, the teaching of Black history became a target in the nation's culture wars. Many books that offered the unvarnished truth of the nation's racial history — that cast slavery as an abomination — were banned from classrooms, even in some college curriculums.

I asked Henderson: Could learning that history help close the achievement gap?

But she simply does not give credence to the concept.

"The racial achievement gap was framed to highlight a national crisis with the expectation that the country would come together to help those who had been unfairly held back," she said. "But this country is based on groups of people falling behind, or being held back, so for the advantaged majority this never was a crisis."

Moreover, she adds, the education that many White students receive is far from world-class, despite the benefits they may accrue. Globally, there are higher standards to aim for, she said.

What she wants to do is help Black children stop internalizing negative stereotypes and make adults understand what Frederick Douglass meant when he said it is "easier to build strong children than to repair broken men."

"We've got to teach our Black youth that all the things they see on TV about Black people, all the crime they read about in the newspaper, that's not who we are as Black people in this country," Henderson said.

"If that wasn't important," she added, "there wouldn't be a national effort by White conservatives to prevent that history from being taught."



AMANDA ANDRADE-RHOADES FOR THE WASHINGTON POST



MARVIN JOSEPH/THE WASHINGTON POST

TOP: D.C. Schools Chancellor Lewis D. Ferebee speaks in the District last month. ABOVE: Kaya Henderson, left, announces she will step down as schools chancellor in June 2016.

"My goal was not to catch Black kids up with White kids but to help them live up to their fullest potential as human beings."

Kaya Henderson, on her time leading D.C. Public Schools

LOCAL DIGEST

THE DISTRICT

Police: Five shot, one fatally, in Southwest

Five men were shot, one fatally, on Tuesday afternoon near the waterfront in Southwest Washington, according to a D.C. police spokesman.

At least some of the victims were shot inside a building, the spokesman said. The shooting occurred about 4:15 p.m. in the 200 block of M Street SW, between the Waterfront Metro station and Nationals Park.

Authorities said three men went to a hospital on their own and another man was transported by emergency responders. Police said a sixth person was taken to a hospital with injuries but did not suffer a gunshot wound.

The killing followed a deadly Labor Day weekend. Seven people, including a 15-year-old boy, were shot and killed in the city between Friday and Monday.

As of Tuesday, homicides in the District were up 29 percent compared with the same time last year, police statistics show.

— Peter Hermann

MARYLAND

1 dead and 2 injured in Montgomery shooting

One person was killed and two others were injured Monday night in a domestic-related shooting in the Layhill and Aspen Hill area of Montgomery County, police said. The conditions of the wounded could not be learned.

Police said they found two female shooting victims, one dead and one wounded, inside a house in the 14200 block of Punch Street, a winding cul-de-sac off Layhill Road.

Police said a man was found shot and wounded on the street outside. The street is lined with single-family homes, many with attached two-car garages.

None of the people shot were named. A police spokeswoman said those wounded had been taken to a hospital.

Police said a man was taken into custody. No name was given. Police did not say whether anyone had been charged.

— Peter Hermann

Prince George's police officer is suspended

Prince George's County police suspended an officer Tuesday after a viral video showed him in uniform entering the back seat of a marked cruiser with a woman, the department said.

The officer has been identified as Francesco Marlett, according to the department.

The department said in a tweet that it launched an investigation into the circumstances of a "video circulating on social media with one of our officers" after becoming aware of the video Tuesday.

In the 46-second clip that has garnered more than 2 million views on TikTok, a uniformed county police officer appears to be bending down to hug and kiss a woman outside of a police cruiser at a park during the daytime. With his arm around her shoulder, the two then open the door and enter the back seat together. The video, filmed at a distance with children running past the camera, ends once they are inside.

Police did not release any additional information about the incident, including where and when it occurred.

Angelo Consoli, the Prince George's County police union president, said that the union is aware of the video.

Marlett could not be reached for comment.

— Jasmine Hilton



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On Wednesday, Sept. 13 on *Washington Post Live*: Maternal Health

Maternal morbidity and mortality rates have long been higher in the United States than in many other high-income nations. On Wednesday, Sept. 13 at 7:15 p.m. ET, join *Washington Post Live* for conversations with Natalie Hernandez, executive director at the Center for Maternal Health Equity at Morehouse School of Medicine, and Wendy Wilcox, chief women's health officer for NYC Health and Hospitals, about the disparities that have contributed to such outcomes and the innovations aimed at improving care for mothers. The conversations will be moderated by editor and author Tina Brown. *Washington Post Live* is the newsroom's live journalism platform.

Tune in at washingtonpost.com/washington-post-live/.

VIRGINIA

Former Youngkin aide sets up a weekly poll ahead of November elections

Some say venture's plans to gauge voter sentiment could sway outcome

BY LAURA VOZZELLA



BILL O'LEARY/THE WASHINGTON POST

The Virginia Capitol in 2020. Parker Slaybaugh, a former senior aide to Gov. Glenn Youngkin (R), is helping to create a nonprofit that will track voter sentiment before the Nov. 7 legislative elections. He said the group has no formal connection to Youngkin, whose hopes as a potential last-minute 2024 presidential candidate rest in part on the GOP's ability to hang on to the House of Delegates and flip the Senate.

RICHMOND — A former senior aide to Gov. Glenn Youngkin (R) is launching a nonprofit to poll Virginians on public policy issues every week, a high frequency that might help predict and even influence the outcome of the Nov. 7 legislative elections that are critical to the Republican's agenda and national political prospects.

Parker Slaybaugh, who left his post as Youngkin's chief deputy secretary of agriculture and forestry in July, will serve as executive director of Founders Insight, which released its inaugural poll Tuesday. He described the venture as a nonpartisan effort to gauge voter sentiment ahead of the elections, when all 140 General Assembly seats will be on the ballot.

Slaybaugh said Founders Insight has no formal connection to Youngkin, whose hopes as a potential last-minute 2024 presidential candidate rest in part on the GOP's ability to hang on to the House of Delegates and flip the Senate.

But Slaybaugh is not moving far from Youngkin's orbit. As he begins the polling venture, he also is taking a job as vice president of Link Public Affairs. Link is partially owned by Matthew Moran, a senior political adviser to Youngkin through Link's sister company, Creative Direct.

"In Virginia, with everyone fully focused on who will gain majorities in the House of Delegates and the Senate of Virginia, there is a void of public data and research on what voters actually think and want from their elected leaders," Slaybaugh said in a statement to The Washington Post. "Founders Insight will provide year-round, public opinion polling to better understand voters and inform policy makers what their constituents believe."

> *"They are trying to use polling to frame a narrative about the issues they want to emphasize in the campaign."*
> **Bob Holsworth,** a veteran Richmond political analyst

The nonprofit emerges as political campaigns increasingly view polling as a way to sway voters as much as take their pulse, said Bob Holsworth, a veteran Richmond political analyst. By commissioning polls on issues favorable to its candidate and pushing the media to report the results, Youngkin's team could hope to gain an edge, Holsworth said.

"They are trying to use polling to frame a narrative about the issues they want to emphasize in the campaign, and hoping that they will not only use that in ads to voters, but also influence the media as well," he said.

Slaybaugh said Founders Insight will commission its polls from Co/efficient, a national polling firm that has a B-plus rating on FiveThirtyEight, which averages polls. Co/efficient will use a mix of survey methods, including live phone calls, texts and robocalls.

Founders Insight is a 501(c)(3) organization, which falls in a section of the Internal Revenue Code that covers charitable organizations. Organizations of this type are sometimes referred to as dark-money groups because their donations, which are tax-deductible, do not have to be disclosed.

"This is their opportunity to spin . . . [the media] and say that they have some kind of legitimate polling operation that we know is political push polling and paid for by dark money," said House Minority Leader Don L. Scott Jr. (D-Portsmouth).

Md. county's sole shelter shuts down after audit finds grant money misspent

SHELTER FROM B1

maintain it since its opening in December of 2017," Richard Scott, president of the nonprofit that ran the shelter, said in an email. He did not respond to requests for an interview and did not answer questions about the details of the audit's findings.

Weber said the health department is searching for a new service provider to reopen the 24-bed shelter, which property records show was acquired by the county at no cost in June.

The audit prompted the Maryland Department of Housing and Community Development (DHCD) to cut off grants in mid-June that had provided $887,627 in funding over three years to the nonprofit that ran the Lower Shore Shelter. State and county officials listed 11 findings of deficiency that warranted corrective action and an additional six that inspectors found troubling. They found that shelter operators improperly used state dollars to make payments on a vehicle used for a staff member's personal transportation, to purchase snacks and sodas for staffers, and to pay administrative salaries for the executive director and other workers that were improperly billed as emergency expenses.

Inspectors also raised concerns that some shelter policies infringed on the rights of clients, including a curfew that inspectors deemed "not respectful of clients' rights." In another finding, the audit criticized a savings plan that required shelter occupants to place any income — from wages, child support, disability payments or other sources — into a fund for permanent housing to stay in the facility. The audit also raised concerns that the shelter was failing to connect clients to services, with two-thirds of people living in the Lower Shore Shelter returning to homelessness after their 90-day stays ended.

One of the largest improper expenses was $11,000 in covid relief dollars used to pay several monthly payments for a Jeep Compass that was bought in a shelter staffer's name and the nonprofit's name. Officials initially approved payments on a vehicle to be used for client transportation, but the audit found the Jeep was instead used for the employee's personal transportation. (The employee's name was redacted in a copy of the audit obtained by The Post.)

A DHCD spokeswoman said that the state recouped the $11,000 spent on the Jeep by denying later requests for reimbursement that would have otherwise been paid out to the nonprofit. Most of the other improper expenses submitted by the nonprofit were identified and rejected before reimbursement payments were made, said Allison Foster, a spokeswoman for the state agency.

Scott said in an email that the nonprofit was "given no opportunity" to meet with state inspectors to refute or correct problems identified in the audit. "They came to their conclusions without any review of records that would have refuted their findings," he said.

The audit, however, said the majority of violations cited in June were repeat offenses that had been identified in a monitoring report from the 2018-2019 fiscal year. The nonprofit had been presented with corrective action plans, according to the audit, but the 2023 audit found that the organization was not able to execute those plans or prove compliance with federal and state grant requirements.

Scott did not respond to questions about specific findings in the audit, including questions about the $11,000 used for the Jeep payments, nor did he address the findings that the audit said went unchecked after the 2018-2019 monitoring report.

The shelter's closure reduced the number of critically needed individual and family shelter units in a region already short on emergency shelter space. Homelessness in the tri-county Lower Shore region hit a record low in 2021 but swiftly rebounded this year to its highest level since 2014.

Somerset County has the state's highest poverty level alongside the city of Baltimore, with 20 percent of residents living in poverty, according to 2020 census data. The county also has the state's lowest per capita personal income of $32,531, which is more than $10,000 less than the next-lowest county. Neighboring Wicomico County has the state's fourth-highest poverty rate and the third-lowest personal income.

As federal coronavirus relief dollars ran out this year, local governments and nonprofit groups struggled to keep up with an increasing number of calls for assistance with housing, utility payments and food insecurity. Service providers in the region that encompasses Somerset, Wicomico and Worcester counties say they have been inundated with calls from people in crisis, but on a typical day, the region has no available shelter space.

"If there's a family unit available in Salisbury today at 9 a.m., it's going to be filled by noon," said Jennifer Trager, program manager for the Seton Center at Catholic Charities.

Maryland's social safety net has been increasingly strained as pandemic-era funds ran out this summer. At the same time, state leaders are considering a different approach to address homelessness with a sharper focus on quickly getting people into affordable housing rather than relying on an overburdened shelter system. In July, Maryland Housing Secretary Jake Day announced a $7.1 million investment aimed at accelerating permanent housing placements to reduce the need for emergency shelter space across the state. The DHCD also said it would comprehensively review all of the shelters that receive state dollars through that program to ensure they are compliant with grant requirements and are prioritizing getting people out of homelessness.

"With these funds, we're making sure that we accelerate the process of getting our most vulnerable Marylanders experiencing homelessness off the streets and into a secure, dignified place to call home," Day said in a July statement.

But those efforts have not replaced the robust, but temporary, coronavirus relief. The end of rental assistance programs and eviction moratoriums that kept people in their homes during the pandemic has put many families on the brink of homelessness. When they call service providers for help, there are few resources to fill the gaps left when the covid-era programs ended.

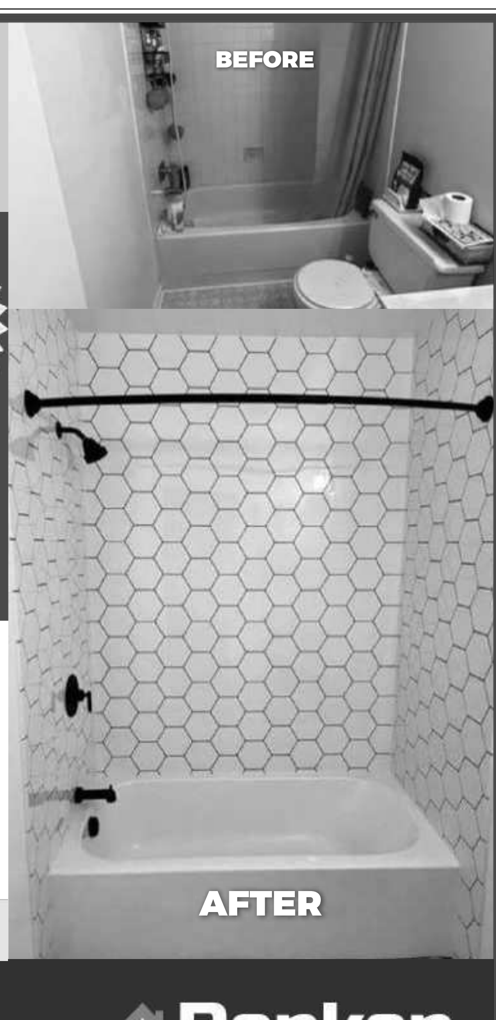
In that strained environment, the sudden closure of the Lower Shore Shelter has left a struggling region with even fewer resources to meet an unrelenting demand for emergency shelter this summer. On the morning that the Lower Shore Shelter closed its doors, Trager's team at Catholic Charities stepped in to assist the county health department in temporarily relocating the 23 clients to a nearby hotel. But connecting those people to long-term solutions has been a struggle. "There's no affordable housing to move them into," Trager said.

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Emu's owner goes to court after city charges him with keeping livestock

EMU FROM B1



Joe Walters, Olenik's friend, said Olenik would skip meals and dodge phone calls. Walters said that when he would sit down and talk to Olenik, it was clear he was depressed. Last winter, Walters, who was living in a trailer in Olenik's driveway, adopted an emu of his own, named Oreo. When Olenik met Oreo, he wanted an emu of his own.

So he got one — scouting out an egg in nearby Chesapeake, Va. In January, he brought Nimbus home for $150.

"Only Joe knew I was getting that emu," Olenik said. "It was a surprise to my wife when I showed up with it."

Olenik said Nimbus trotted behind him like a shadow, watching his every move. He would put a harness and leash on her, taking her to the beach to walk down the boardwalk like a dog. Every day, he said, people would stop and ask him what kind of animal he had. Not only was he off the couch, he was engaging with others.

Records show a medical provider signed off on the papers confirming Nimbus would serve as an alternative therapy. But not everyone was thrilled to see the large, flightless bird taking up residence in a suburban-feeling neighborhood of single-family homes with well-kept yards.

Neighbor Donald Seybold said he saw Olenik walking Nimbus in Olenik's backyard during the morning and at different times throughout the day. Seybold, who has lived in the neighborhood since 1997, said he had known neighbors in the past who wanted to get chickens but were told by the city that wasn't allowed.

"I wondered, 'Why does he have an agricultural animal in the area?'" Seybold said. "So I called animal control and said: 'My neighbor has an emu. Is that allowed?' They said, 'No it's not allowed,' and I said 'okay.' They asked for the address, and I gave it to them."

Seybold said he wasn't trying to get Olenik in trouble. But after authorities came, Seybold said, Olenik was angered by the encounter.

"I said: 'Nick, it's not about whether you have an animal or not. It's about doing what's right,'" Seybold said. "But it was just a yell-fest."

A spokesperson for Virginia Beach said animal control gave Olenik a warning and an opportunity to remove Nimbus from the city. But after the warning period ran out, city officials charged Olenik in February with keeping livestock within the city limits, which violates the municipal code, court records show. Olenik said that Nimbus lived and slept inside his home, and that he was meticulous about cleaning up after her when she defecated.

"There were no concerns of animal cruelty," city spokesman Bryan Clark said. "City code allows for companion animals, specifically exotic birds, but not ratites (the genus that emus fall under)."

Seybold said that in the months since he reported Nimbus to authorities, his relationship has soured with Olenik — who has a 35-foot flagpole on his property that flies an American flag and, occasionally, one that reads "Let's Go Brandon," code for a vulgar expression against President Biden. Whenever Seybold leaves his house to mow the lawn or walk his grandchild to the bus stop, Olenik curses him out, Seybold said. Seybold said he has grown fearful of Olenik, and every encounter between them ends in Olenik heckling him.

But Seybold said he did not regret telling animal control about the emu. A retired navy commander, Seybold said he is a man who follows the law.

"I am a person who has always lived by the rules," Seybold said. "If you don't like the rules, you have the rules changed. But until then, you live by the rules."

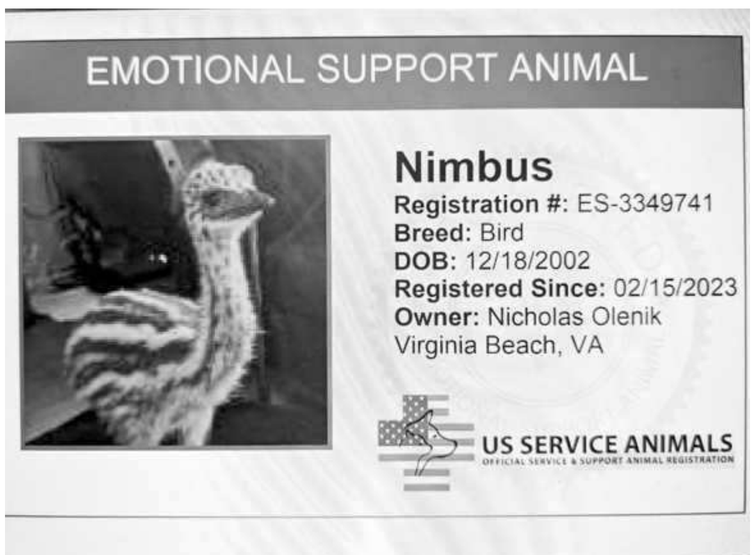
Olenik disputed that he heckled Seybold, though he confirmed their relationship had been damaged. "The only good neighbor is a fence," he said.

In March, Virginia Beach General District Court Judge Daniel Lahne found Olenik guilty of the misdemeanor of keeping livestock in a residential area, according to the court clerk's office. Olenik said the court ruled that he would have to pay a $50 fine.

But to Olenik, Nimbus was not livestock. And the part of the code that city officials charged him with violating made an exception for companion animals. He requested that the city give an accommodation for him to keep Nimbus, which officials denied in May, Olenik said.

"An emu is not a domesticated animal that is traditionally kept in the home for pleasure," Hannah Sabo, Virginia Beach zoning administrator, wrote in a letter to Olenik that he provided to The Washington Post. "It is considered a livestock animal and not considered a common household animal. You have not demonstrated a disability-related therapeutic need for this specific animal or this specific type of animal."

Olenik appealed Lahne's ruling in Virginia Beach Circuit Court. When his attorney requested the proceedings be delayed, prosecutors asked that Olenik relocate Nimbus outside the city while the case worked its way through the court system, Olenik said. In early June, Olenik brought the emu to a ranch in Cedar Farm, Tenn., where Walters — his friend who also owns an emu — had since moved. Walters said he agreed to take care of Nimbus while the legal battle unfolded.



FAMILY PHOTOS

TOP: Nicholas Olenik and Nimbus in the car. He said Nimbus got him out of the house and engaging with people, including when he would take the leashed bird for walks along the boardwalk at the beach. ABOVE: A registration card for Nimbus.

In July, Olenik pleaded not guilty in circuit court and hoped to get his emotional support pet back. Circuit Judge Kevin Duffan was left to decide the emu's fate.

"What is a trial court to do when presented with evidence that an animal clearly defined as livestock is also defined as a companion animal?" Duffan wrote.

Duffan wrote that there was no precedent in Virginia on the issue. So he looked to other city code sections and a 2011 appellate case in North Carolina in which a couple was allowed to keep two Nigerian dwarf goats as pets. Duffan wrote that Olenik was not keeping Nimbus for a commercial purpose, but for a personal reason, which excluded the emu from being defined as livestock.

"While it is highly unusual that someone would keep an emu as a pet — or as a companion animal — while also residing in the heart of suburbia, Defendant has shown that it is not impossible," Duffan wrote. He found Olenik not guilty and dismissed the case.

Seybold, the neighbor, said he was happy the legal system rendered a decision. He said all he ever wanted was for things to be done the right way. And he is glad to put the matter behind him.

"I am not happy that my property value is going to go down now that there is a mini farm across the street," Seybold said. "But I am perfectly okay with him going through the legal system and getting permission to do that. It's not his problem; he got permission. It's my problem. It's the response he wanted. It's not the response I wanted, but that is the way our legal system works."

When Olenik's lawyer called him with the news, Olenik said, tears streamed down his cheeks. "It was a case of David and Goliath, and David won again," he said.

But even with a legal victory in hand, Olenik said he found himself confronting a bittersweet reality: Duffan's decision would not bring Nimbus back to Virginia Beach. Since June, Olenik watched from a webcam as Nimbus fell in love with Oreo, Walters's emu. As time went on, Olenik would not see one emu on the webcam without the other running behind. He said he couldn't take Nimbus away from her new friend just because he missed her.

"She's in a great place," he said. "She's at my best friend's ranch. If I ever want to go see my best friend, I get to see my human best friend at the same time."

Olenik said he planned to get another emu at the end of this year, but he also knows he may face more legal hurdles. Clark, the city spokesman, said that Virginia Beach officials still do not consider emus to be emotional support pets, and that the city would "continue to follow the definitions of livestock that are outlined in the Code of Virginia."

Olenik said it was also likely he would face more charges. When he got Nimbus in January, he said, he also purchased six chickens, a turkey and three ducks. On July 28, the day after Duffan's ruling, a city official saw a turkey and two chickens on his property, according to an Aug. 1 letter written to Olenik that he provided to The Post. The letter said residents at that property could not keep the birds and that he had 30 days to get rid of them. Olenik said he had no such plans.

Meanwhile, Olenik is vying for a seat in the House of Delegates in a race against Del. Kelly K. Convirs-Fowler (D) and Republican challenger Mike Karslake. If he wins the election, he said, one of his main priorities would be clarifying laws concerning emotional support animals like Nimbus.

"She rescued me," he said. "All I needed was a bird. And there were no side effects except the city getting mad at me."

Just a nosebleed —or was it?

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Alexandria already divided over draft to eliminate single-family-only zoning

ZONING FROM **B1**

toolbox," Karl Moritz, the city's planning director, said in an interview Tuesday afternoon. "That's why there's a variety of things being looked at. The idea is to better position Alexandria to address our housing challenges."

If the city's all-Democratic council votes to support the change, Alexandria would in some sense be following a path caved out by Arlington County. After an explosive, months-long debate, Arlington lawmakers approved a "missing middle" policy to allow buildings with up to four — and, in most cases, six — units in any residential area in that county.

Like its neighbor to the north, Alexandria is a liberal, mostly wealthy inner-ring suburb — and it, too, has seen housing costs soar in recent decades. The median single-family house in Alexandria sold for about $851,000 last month, compared with about $570,000 for all types of homes across the city.

Officials have also estimated that at least 19,000 households in Alexandria are "cost-burdened," meaning they spend more than 30 percent of their income on rent or mortgage payments and other associated costs.

Even before the meeting, the plan was generating pushback from some homeowners.

A newly launched organization, the Coalition for a Livable Alexandria, drew dozens of people to a rally outside City Hall last week as speakers suggested the initiative was being rushed through and would not significantly lower costs in Alexandria.

"It's a very simplistic way of looking at it," the group's chair, Roy Byrd, who owns a three-bedroom house in the Clover College Park area, said in a speech at the rally. "They say that if you create more density to create more housing, that will trickle down to more affordability. Where has that worked?"

But Peter Sutherland, the events director at the urbanist group YIMBYs of Northern Virginia, said that soaring housing costs required a more aggressive approach from city lawmakers.

He and his wife, who rent an apartment in Old Town North, have been looking to buy a home and submitted one of eight bids on a rowhouse. They came up short about $100,000.

"Having a small drop of one or two tweaks to the zoning code doesn't cut it anymore," he said, adding that he is excited to see the city taking on "a more holistic approach about zoning that applies across the board and is really cutting to the heart of the issue."

In the draft plan on single-family neighborhoods, city planners laid out two options for lawmakers: One, which the planners strongly recommended, would allow for buildings with up to four units across these areas. Another would allow these "fourplexes" in areas with smaller lots and buildings with up to two units elsewhere.



JUSTIN T. GELLERSON FOR THE WASHINGTON POST

The proposed change in the "Zoning for Housing" initiative would make it easier to construct buildings with up to four units in Alexandria neighborhoods long reserved for one house with a yard on each lot.

They did the same for parking rules. Planners recommended an option eliminating any requirement for off-street parking in areas near public transit and lowering that requirement in other areas to one off-street parking spot for one- and two-unit buildings and two spots for three- and four-unit buildings.

An alternative would reduce those requirements, but only in areas close to transit: It would require one off-street parking spot for one- and two-unit buildings and two spots for three- and four-unit buildings.

Altogether, planners projected the policy's impact would be relatively modest: With the same standards around height, lot coverage and other specifications, these new zoning rules — if passed — would lead to the redevelopment of about 66 properties, adding 150 to 178 units over the next decade.

Melissa McMahon, vice chair of the city's planning commission, suggested at Tuesday's meeting that the proposals did not go far enough. "I want to admit that I'm a tiny bit underwhelmed with the potential impact I'm seeing in the proposals," she said.

Unlike Arlington — where until recently most of the county was zoned for single-family houses — just over a third of the land in Alexandria is set aside for such use, planners said. Neighborhoods such as Arlandria-Chirilagua, Old Town and Landmark are largely filled with garden apartments, high-rises or townhouses.

Those areas could be affected by other pieces of the "Zoning for Housing" initiative, which formally kicked off in March with events that presented potential policy changes as one avenue to fight the city's history of residential segregation.

Other changes would push for more affordable housing in the conversion of empty office buildings to apartments — an area in which Alexandria has emerged as a national leader — and lift existing limitations on the number of units per acre, including in areas with large apartment buildings.

Notably, the draft changes do not include any recommendations that could open up parts of the city to taller buildings in some neighborhoods.

Under current zoning rules, developers can ask to construct an extra 25 feet on construction projects if they promise to use some of that added space for affordable housing — but only in neighborhoods that already have buildings over 50 feet.

OBITUARIES

TONY ROBERTS, 94

In a booming voice, sportscaster captured the height of Notre Dame football

BY HARRISON SMITH

Tony Roberts, a versatile sportscaster who brought his fluid baritone to the Washington airwaves in the 1970s, doing play-by-play for the old Senators baseball team and the Bullets of the NBA before going on to national renown as the booming, ebullient voice of Notre Dame football, died Aug. 25 at his home in Gainesville, Va. He was 94.

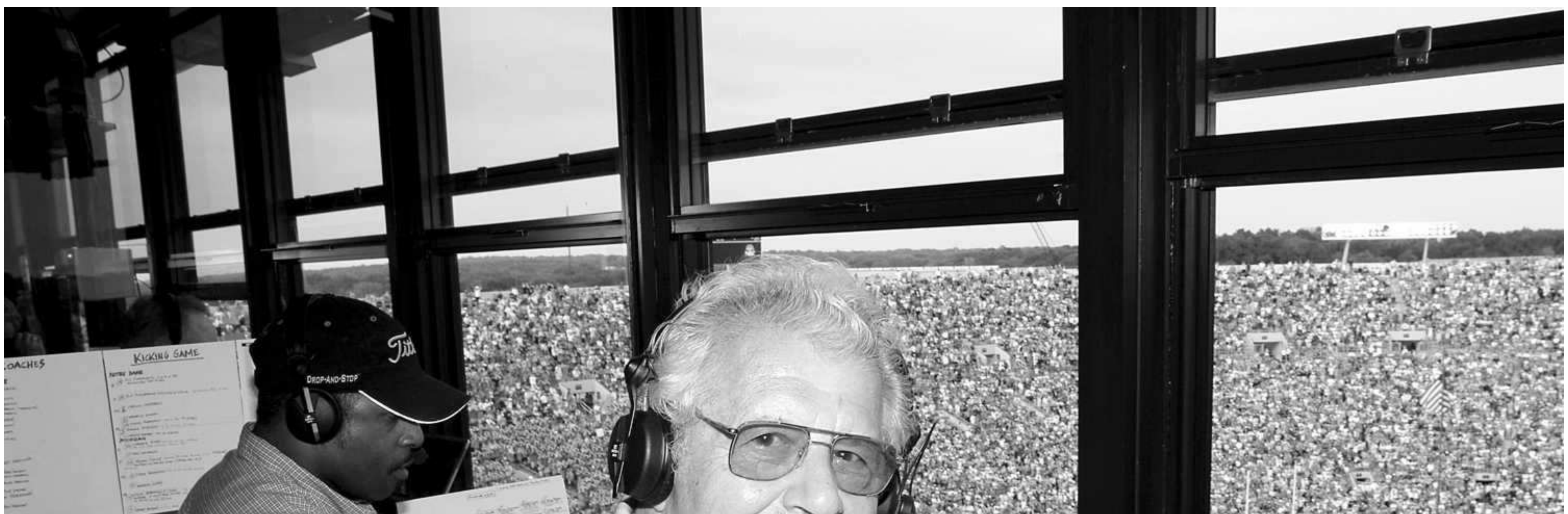
His son Lance said that the cause was not immediately known but that Mr. Roberts started receiving hospice care the day before he died.

Mr. Roberts was among the most acclaimed sportscasters of his generation, inducted into the Radio Hall of Fame in 2016 after years spent covering marquee events including the Olympic Games, College World Series and British Open golf championship for the Mutual Broadcasting System, later known as Westwood One. He launched his career in small cities across the Midwest before doing play-by-play for pro basketball, baseball, the NFL and, above all, Notre Dame football, becoming a fan favorite with his signature call of "Touchdown, Irish!"

"He sounds like a radio sportscaster is supposed to sound — with a resonant voice that seemingly hums along in sync with your car engine, with a soothing voice securely in control of the action, with a staccato voice that can make dramatic leaps quickly and surely," Washington Post sportswriter Norman Chad declared in 1988.

Mr. Roberts had long said baseball was "the greatest game ever invented," as he once told a Notre Dame interviewer. But he added that after more than two decades broadcasting Fighting Irish games — some 300 in all, from 1980 until he was replaced in the booth in 2006 — "I've come to see that Irish football is now about equal with baseball."

His years at Notre Dame coincided with a return to glory for the storied football program just outside South Bend, Ind. He was in the booth during wide receiver Tim Brown's Heisman Trophy-winning season in 1987; called Notre Dame's upset victory over top-ranked Miami in 1988, en route to the school's 11th national title; and delivered one of the most memorable broadcasts of his career in a 1993 showdown against No. 1 Florida State. The "Game of the Century" ended after Shawn Wooden, a defensive back for the No. 2-ranked Irish, broke up a pass from eventual Heisman winner Charlie Ward.



NOTRE DAME ATHLETICS

Sportscaster Tony Roberts in the booth at Notre Dame Stadium in South Bend, Ind., where his career coincided with the program's return to glory.

Mr. Roberts channeled the energy of Notre Dame Stadium's sold-out crowd, 59,000 strong, while narrating the final seconds: "Last play of the game. This is it. Ward flushed out of the pocket. Throwing in the end zone. Knocked down by Wooden! The game is over! The Irish have upset Florida State! Notre Dame wins! Pandemonium on the field! 31-24! Notre Dame is No. 1!"

For all his enthusiasm, Mr. Roberts was known for remaining clearsighted in his broadcasts. "When Notre Dame stunk, he said they stunk," Darin Pritchett, a South Bend radio host, told the Chicago Tribune in 2006.

"The thing that set him apart was the fact that he was so methodical in what he did," sportscaster Johnny Holliday, the voice of the University of Maryland football and basketball teams, said in a phone interview. Holliday, who worked Bullets and Senators games with Mr. Roberts in the early '70s, recalled how Mr. Roberts was a stickler about tradition and propriety, even when it came to the performance of the national anthem.

"He'd put a clock on it. He'd start the stopwatch and say, 'This is way too long, it's a minute and 24 seconds — it's supposed to be done in 58 seconds. This is not acceptable,'" Holliday said with a laugh. "When he did a Senators game, he did it exactly the way it was supposed to be done: He would paint the picture, but wouldn't be overly graphic or off the charts with emotion. He would let the game dictate the excitement. If the game was exciting: boom."

Mr. Roberts, he added, "was as talented as anyone that I've ever worked with."

The older of two sons, John Robert Baffa was born into an Italian American family in Chicago on Oct. 21, 1928. He changed his name after going into broadcasting, looking for something more traditionally "American" sounding to appease station managers. He adopted the first name of his father, Anthony, who worked on the railroads. His mother, who worked at a Kresge's department store, would later use an earpiece to listen to Mr. Roberts's broadcasts during Mass, taking a seat near the back of the church to avoid causing a stir.

Growing up in the South Side neighborhood of Roseland, Mr. Roberts listened to radio broadcasts of his beloved Chicago Cubs and lionized NBC sportscaster Bill Stern. "I loved radio. It was the theater of the mind," he said in 2016, adding: "I always did my broadcast the way that I would like to hear it if I was sitting in my rocker, listening to Bill Stern doing Oklahoma-Texas. I wanted to do it the way he did it — exciting."

After Army service in Japan, Mr. Roberts studied broadcast journalism at Columbia College in Chicago, receiving a bachelor's degree in 1956. He was hired the next year by a new station in Clinton, Iowa, where he was paid $62.50 a week to do sports shows, farm reports and virtually anything else that needed to be announced on air.

By the end of the decade, Mr. Roberts was honing his craft as a sportscaster in Illinois, covering college football in Macomb and high school basketball in Decatur. He did play-by-play for Indiana University's football team before moving to the Washington area in 1970 to join WWDC-FM and later WRC-FM, where he was an announcer for Navy football games, the Baltimore Bullets (now Washington Wizards) and the Washington Senators.

Along with Ron Menchine, he was one of the last voices of the Senators before the franchise left to become the Texas Rangers in 1972. Mr. Roberts was on the call when the team played its final game at RFK Stadium, in front of an angry crowd that poured onto the field just before the last out, dismayed that the city was losing its baseball team for the second time in just over a decade, following the original Senators' departure for Minnesota.

"It's like an army of ants out there, going through the jungle," Mr. Roberts said on the air. "They're just chomping away at everything they can get their hands on!"

Mr. Roberts joined the Mutual Broadcasting System in 1979 and was soon a fixture of major broadcasts, in addition to appearing regularly on the syndicated news show "America in the Morning," offering sports commentary opposite host Jim Bohannon.

His first marriage, to Mary Jane Wittenberg, ended in divorce. Survivors include his wife of more than 20 years, Shirley Roberts; four children from his first marriage, Lance, Tracey, Kerry and Daryle; three stepchildren, Keith, Tricia and Kevin; a brother; and six grandchildren.

Mr. Roberts was awarded the National Football Foundation & College Hall of Fame's 2005 Chris Schenkel Award for excellence in broadcasting. The next year, he was replaced at Notre Dame games by sportscaster Don Criqui. Westwood One said that Mr. Roberts left after failed negotiations, although Mr. Roberts said otherwise: He was fired "for no cause," he claimed, by a new regime at the media company.

"I've still got a thousand touchdown calls left in me," he told Post sports columnist Leonard Shapiro, who wrote that Mr. Roberts's absence from Notre Dame games was "a travesty of the highest order."

Mr. Roberts retired from broadcasting, spending some Saturdays at the golf course instead of watching college football games. Still, he said he couldn't help but follow the Fighting Irish closely. "You can't get it out of your blood, you know? Once it's in there, it's in there," he told the South Bend Tribune. "That's all there is to it."

OBITUARIES



PAUL SHANE/AP

Marilyn Lovell and her husband, astronaut James A. Lovell Jr., at a news conference in their hometown, Milwaukee, in 1969. James Lovell would go on to command the Apollo 13 spacecraft, which malfunctioned in space, prompting a nerve-racking rescue effort.

MARILYN LOVELL, 93

Apollo 13 astronaut's wife hid private terror with a brave public face

BY MICHAEL S. ROSENWALD

Marilyn Lovell, whose husband commanded the troubled Apollo 13 spacecraft and whose outward stoicism and inward agony epitomized the emotional rigors of the space program for astronauts' wives, died Aug. 27 in Lake Forest, Ill. She was 93.

The death was confirmed by Wenban Funeral Home in Lake Forest. No cause was reported.

Mrs. Lovell knew the rigors of the military life, having accompanied her husband, Capt. James A. Lovell Jr., on his assignments as a naval pilot and flight instructor before he joined NASA's astronaut corps in 1962 and became almost single-mindedly devoted to training for a ride into space.

As Capt. Lovell flew on several Gemini missions with increasing responsibility, it fell to Mrs. Lovell to raise and discipline their four children largely by herself and endure the sexist coverage of the day. ("Marilyn Lovell is cute, active and efficient," one profile noted. "She comes by the first two traits naturally.")

Like other astronaut wives, Mrs. Lovell put her husband's dream of going to the moon above all else. She hid a pregnancy from him for four months, fearing it might send him to the back of the line.

"The wives have it the roughest," she told the Associated Press in 1968. "The guys get to take the ride."

Capt. Lovell would let his wife know he was thinking of her in space. One Christmas while he was thousands of miles away, he sent her a mink coat. The card was inscribed "To Marilyn — from the Man in the Moon." Another time, he named a lunar mountain Mount Marilyn.

A few months before the Apollo 13 flight, Capt. Lovell took her to see "Marooned," a fictional film about three Apollo astronauts who can't return from space because of a catastrophic rocket failure. One of the crew members, like her husband, is named Jim. He gets sucked into space.

Mrs. Lovell identified other sources of impending doom. For one thing, there was the unlucky number 13. "It did bother me," she told NBC News for a special program tied to the 40th anniversary of the mission. "And I said, 'Well, what happened to 14?'"

Then, the day before blastoff, Mrs. Lovell was in the shower when her wedding ring slipped off and fell down the drain. "I just was terrified because, to me, it was like an omen that something really was going to happen," she said.

She kept news of the lost ring to herself.

"For some reason or another the astronaut wives just never discussed anything that would worry their husbands before they went on a flight," she told NBC News. "I mean, we kept everything to ourselves."

Apollo 13, which launched on April 11, 1970, was not nearly as newsworthy as previous space missions. Television networks didn't offer wall-to-wall coverage, and none of them carried what was supposed to be a special live broadcast of the astronauts from space. (The Beatles' breakup was the big news of the week.)

But on the third day of the mission — April 13, that unlucky number again — Mrs. Lovell's phone rang. It was a friend at NASA. He sounded shocked.

"Marilyn," the friend said, "I just want you to know that all these different countries have offered to help, you know, in the recovery and whatever."

She had no idea what he was talking about.

"Have you been drinking?" she said.

NASA officials soon arrived to inform her that there had been an explosion on board. For the next four days, while the world watched as NASA raced to save the astronauts, Mrs. Lovell put on a brave face for television news reporters stationed outside her house.

"Would you like a ham sandwich?" she asked one reporter on her lawn.

But it was only an act. She prayed on the bathroom floor, out of sight from friends, family and the Lovells' children. She pondered life raising their children alone.

On April 17, her husband and the other astronauts splashed down in the Pacific Ocean. Everyone survived.

"For four days," she later said, "I didn't know if I was going to be a wife or a widow."

Director Ron Howard turned the episode into the hit movie "Apollo 13" (1995), helping immortalize the phrase "Houston, we have a problem," even if that wasn't exactly what the astronauts said following the explosion. (Capt. Lovell said, "Uh, Houston, we've had a problem.")

Tom Hanks played Capt. Lovell. Kathleen Quinlan played Mrs. Lovell and was nominated for a best supporting actress Oscar.

Marilyn Lillie Gerlach, the youngest of five siblings, was born in Milwaukee on July 11, 1930. Her father owned a candy store, and she would sometimes slip into the store window to eat chocolate bunnies.

As a 13-year-old freshman at Juneau High School in Milwaukee, she exchanged shy glances with Lovell, who was two years older and worked behind the cafeteria counter to earn free lunch.

"The prom was coming and I had to invite some girl to the prom, you had to invite junior girls," Capt. Lovell later told the Milwaukee Journal-Sentinel. "I invited a girl, but when she found out I wasn't going to be prom king she dropped me like a hot potato. I didn't have anyone else, so I invited Marilyn."

They continued to date throughout high school. She attended Wisconsin State Teachers College in Milwaukee while he was at the University of Wisconsin, and she later transferred to George Washington University in Washington to be near Capt. Lovell while he studied at the U.S. Naval Academy in Annapolis.

They wed in 1952 after he graduated. In addition to her husband, survivors include four children, Barbara Harrison, James Lovell III, Susan Lovell and Jeffrey Lovell; 11 grandchildren; and seven great-grandchildren.

Mrs. Lovell was an active member of the Astronaut Wives Club, an informal group that counseled and supported other astronaut wives. But after the Apollo 13 incident, she would not allow him to travel into space again. Capt. Lovell worked in the telecommunications industry and ran a restaurant near Chicago.

Their marriage was one of the few astronaut unions to survive the stress of spaceflight. That April in 1970, Mrs. Lovell never gave up hope.

"I just knew he'd come back," she said.

DEATH NOTICE

BURRIS

MARGARET FLORENCE BURRIS
(Age 101)

Margaret Florence Burris passed away on August 27, 2023 in Roseville, CA. She lived a long, wonderful life of health and happiness. Margaret was born in Cleveland, Ohio to Frank and Mary Piskura. At the age of 19 Margaret met the love of her life, Philip H. Burris. Margaret and Phil married soon thereafter and spent most of their married life in Alexandria, VA where they raised their five children.

Margaret was a homemaker, loving mother as well as an avid gardener and bridge player and a skilled quilter. Margaret also was a frequent volunteer at her Church and for the Girl Scouts. Margaret moved to Lincoln, CA, to be close to her youngest grandchildren and continued to garden and became a highly competitive duplicate bridge player. Margaret made award winning from scratch fruit pies and continued to be active in her Church. Family was always at the center of Margaret's universe.

Margaret is survived by four of her children, Philip Burris (Reena), Thomas Burris, Carolyn Handlon and Cynthia Brooks (Tilden), her four grandchildren and one great grandchild. Margaret was preceded in death by her husband Phil, daughter Ellen Vasvary and son in law James Handlon.

A memorial service will be held at the Shrine of the Most Blessed Sacrament in Washington, DC at 12 p.m. noon on September 7, 2023, followed by burial at Rock Creek Cemetery. In lieu of flowers please consider a donation in Margaret's memory to Catholic Charities, Sutter Care at Home – Roseville (Hospice) or a charity of your choice.

HIGGINS



PAUL E. HIGGINS DDS

Unexpectedly on August 9, 2023. Beloved husband of the late Ann W. Higgins; cherished father of Todd Higgins (Karen), Tim Higgins (Jamie), Tracey Witthaus (Richard), Tenley Jablinske (Michael); awesome "Papa" to Brendan (Haley), Trevor, Colin, Paul, Madelyn, Connor, Sierra, Liam and Eoin. He is also remembered fondly by his extended family, friends and patients. Celebration of Life will be held at a later date. Interment private. Contributions in his honor can be made to SmileTrain.org. Arrangements by Rapp Funeral and Cremation Services. Online condolences can be made at https://rappfuneral.com.

HOMAN

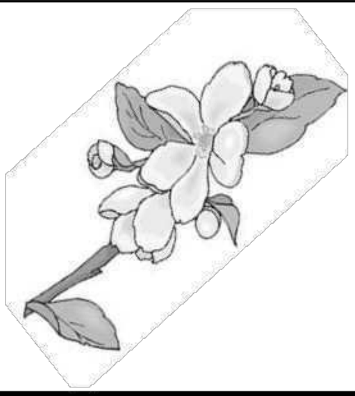
DORIS LOUISE TOTHEROW HOMAN

On Monday, August 28, 2023, Doris Louise Totherow Homan (age 98) passed peacefully in Catonsville, MD. She was born September 17, 1924, in Fairfield, Alabama to Percy Eugene Totherow and Bertha May Stamps. Beloved wife of Roy Schuyler Homan (deceased) and Walter Bohm (deceased). She was the mother of Roy Dean Homan, Philip Schuyler Homan (Patti) and Becki Homan Wallenfelt (Jack). She is also survived by four grandchildren, five great-grandchildren, nieces, nephews, cousins, and friends. A Celebration of Life will be Friday, September 8, 2023, at Calvert Grace Community Church in Owings, MD. Visitation is at 10 a.m., service is at 11a.m., followed by a repass in the Family Life Center. Burial will be in Florida at a later date.

KORSON

CONSTANCE KORSON
(Age 95)

Of Bethesda MD, passed away peacefully on August 30, 2023. Devoted wife of the late Emmanuel A. Korson; loving mother of Anthony (Eugenia), Koula, and the late Angela (Steve); cherished grandmother (YiaYia) of Tony (Nikki) and Nicole (Danny); adored Gigi of seven precious great-grandchildren; and beloved sister of Bill (Patricia) Poulos. Connie's legacy of love will live on through her beautiful family.
Friends will be received at the Greek Orthodox Church of St. George, 7701 Bradley Blvd., Bethesda, MD 20817 on Monday, September 11, from 10 a.m. until time of service at 11 a.m.
In lieu of flowers, the family requests memorial donations to St. George at the address above.
Please view and sign family guestbook at
www.pumphreyfuneralhome.com



DEATH NOTICE

KRESS

SYLVIA BRUDER KRESS

On Monday, September 4, 2023, SYLVIA BRUDER KRESS of Silver Spring, MD. Beloved wife of the late Sidney H. Kress. Devoted mother of Lynn (Steve) Phillips, Paul (Paula) and Steven (Cathy) Kress. Loving grandmother of Alyssa (Chris), Brett (Rebecca), Neil (Alicia), Dale (Heidi) and Timothy (Stephanie), dear great-grandmother of Alaina and Vivian. Sylvia was predeceased by her brother, Marvin Bruder. Graveside funeral services will be held on Thursday, September 7, 2023, 1:30 p.m. at Elesavetgrad Cemetery, 1496 Congress St. SE, Washington, DC. After the interment, Shiva will be observed at the home of Paul and Paula until 9 p.m. and on Friday from 1 p.m. until 5 p.m. Memorial contributions may be made to the Jewish National Fund (Trees for Israel), https://www.jnf.org. Arrangements entrusted to TORCHINSKY HEBREW FUNERAL HOME, 202-541-1001

DEATH NOTICE

ORTHMAN



TAMMY LYNN ORTHMAN (Age 58)

Tammy L. Orthman, 58, died Tuesday, August 22, 2023. Born in Silver Springs, MD., she had been a resident of Newark, NJ for 40 years. She had attended Mass at Our Lady of Good Counsel in Newark, NJ.
Ms. Orthman is preceded in death by her mother Frances M. Orthman of Hampton, VA. She is survived by her father William J. Orthman and wife, Dorothy, of Spring Hill, FL, and sister Theresa R. Reichert and husband, Kurt, of Spring Hill, FL, and sister Wanda M. Mathews of Tarpon Springs, FL, and brother William S. Orthman of Hampton, VA, and brother Joseph M. Orthman of Richmond, VA. Left to cherish her memory are also numerous aunts, uncles, nieces and nephews.
A Mass of Christian Burial will be celebrated by Fr. Peter Clem on Saturday, September 9, 2023 at 10:30 a.m. at the Basilica of St. Mary, 310 S Royal St., Alexandria, VA 23314. The family will receive friends Friday, Septermber 8, 2023 from 5 to 8 p.m. at Demaine's Funeral Home, 520 S Washington Ave., Alexandria, VA 23314.

POOLE

JOSEPH ROBERT POOLE
"Joe"

Joseph Robert Poole (Joe) was born June 8, 1985 to Sheryl Thompkins and Robert Poole in Washington, DC. He transitioned from labor to reward surrounded by his loving family August 23, 2023. Viewing 10 a.m. until service 11 a.m. Friday, September 8, 2023, Fort Foote Baptist Church, 8310 Fort Foote Rd., Fort Washington, MD 20744. Interment 12 p.m. Saturday, September 9, 2023 Lincoln Memorial Cemetery. Arrangements Robinson Funeral Home.

RAYMOND

GEORGE C. RAYMOND

It is with sadness that George C Raymond died at age 75 on August 27, 2023. He was preceded by his wife Bonnie Raymond and his parents Henry M. Raymond and Ann W. Raymond. George served in the US Navy with distinction. George and Bonnie had a very loving marriage that lasted for decades. George is survived by 3three brothers: Henry Marston Raymond Jr., James Patrick Raymond and John Edward Raymond. His ashes will be interned at Gate of Heaven Cemetery in Montgomery County, MD. Our prayers go with him.

RUBINO

MARY A. RUBINO

On Tuesday, August 29, 2023, Mary A. Rubino, née Massino, age 99, passed away peacefully at her home in University Park, MD. Mary is preceded in death by her husband of 64 years A. Frank P. Rubino. She is survived by her two children, Mary Fran Rubino (Steven Fields) of North Bethesda and Carol Ann Rubino (John Dolan) of Bethesda and beloved grandson, Jack Dolan. Mary is also survived by many nieces and nephews as well as many wonderful friends. Family and friends are invited to call at Collins Funeral Home, 500 University Blvd. West, Silver Spring, MD (Valet Parking) on Wednesday, September 6, from 2 to 4 p.m. A Mass of Christian Burial will be celebrated on Thursday, September 7, at St. Jane Frances de Chantal Church, 9601 Old Georgetown Rd., Bethesda, MD 20814. A viewing will be held before the Mass from 10 a.m. until 11 a.m., with burial to follow at Gate of Heaven Cemetery, Silver Spring, MD. In lieu of flowers, the family asks that contributions be made in her memory to St. Jude Childrens Research Hospital: www.stjude.org.
www.COLLINSFUNERALHOME.com

STEWART

EUGENE STEWART
(Age 67)

Eugene Stewart of Washington, DC passed away on Tuesday, August 22, 2023. He is survived by his wife and best friend of 43 years, Cynthia; one daughter, Crystal; one son Eugene; two grandchildren, Anya and Jermaine Stewart-Bell; two brothers William and Darnell; five sisters, Brenda Mundey, Linda Murray, Glenda Stewart, Cynthia Bennett, and Jacqueline Stewart; and a host of nieces, nephews, and other relatives and friends. Services will be held on Saturday, September 9, 2023 at 2 p.m. at Pope Funeral Homes, 5538 Marlboro Pike, Forestville, MD 20747.

SUTTON

DARYL R. SUTTON
10/1/1956 – 8/31/2023

Officers and members of Local 26 IBEW are hereby notified of the death of Retired Brother Daryl R. Sutton. Our condolences are extended to his family and friends.

WILSON

CARL T. WILSON (Age 86)

It is with regret that we notify the members of Steamfitters Local 602 of the death of Retired Brother Carl T. Wilson. Visitation will be held on Wednesday, September 13, 2023 at 10 a.m. followed by services at 11 a.m. at the New Life Church, 9690 Shepherds Creek Place, LaPlata, MD 20646, followed by interment at 1 p.m. at the Washington National Cemetery, 4101 Suitland Road, Suitland, MD 20746. Notice #1925.

Christopher M Madello
F.S.T.

MANDEL

GINGER MACLEAN MANDEL

Ginger Maclean Mandel died Saturday, August 12, 2023 from complications during childbirth. Ginger is survived by her son, Harry Mandel, sister Salli Mandel, her mother Thorne Rankin, her father Jack Mandel and her stepmother Tina Eck, along with many cousins, uncles, aunts and grandfather, with whom Ginger remained very close throughout her life.

Ginger had a deep and joyful connection to the natural world; she described herself as happiest in the mountains– she hiked Boone Mountain in North Carolina and the Blue Ridge Mountains in Virginia. First in the water, last out, her cousins dubbed her "Queen of the Ocean" at Bethany Beach, and she relished sailing and paddling with cousins, swimming in the Cacapon River in West Virginia and picking blueberries with her grandmother in the Berkshires.

As an alumna of the Guilford College Sustainable Food Systems Program, Ginger combined her love of children and years of youth gardening experience to lead children in the Fox Run Elementary School in Norwalk Connecticut, creating vegetable and meditation gardens and making a loving and nurturing community there. Locally, Ginger was an enthusiastic contributor in the DC Natives program, building pollinator gardens throughout the city.

Ginger lived by a strong and abiding ethos of treating people with respect and kindness and she maintained strong bonds with childhood friends from the Edmund Burke and Lowell Schools as well as Guilford College. Ginger only accepted positivity and inclusivity; she lived her life surrounded by warm, loving, giving friends and family because she was the most powerful attractant for goodness and decency.

We will gather September 23, 2023, at 1 p.m., at Saint Margaret's Episcopal Church (where Ginger was baptized), 1830 Connecticut Avenue NW - to honor, pray for and continue to love Ginger Maclean Mandel.
In lieu of flowers, the family suggests donations be made in memory of Ginger to The Humane Rescue Alliance or The Washington Youth Garden.

DEATH NOTICE

YETMAN

CHARLES DUNCAN YETMAN III

Charles Duncan Yetman, III, 27, of Washington, DC, beloved son, brother, nephew, and friend to so many, slipped the bonds of this earth to sit at the feet of his Savior, early in the morning on Friday, September 1, 2023. Duncan last worked as a Senior Associate on the Data Science Team at Bully Pulpit Interactive in Washington, DC. A memorial service and celebration of his life will occur on Friday, September 8, 2023. A full obituary and more details on memorial service arrangements may be found at https://www.fairfaxmemorialfuneralhome.com/obituaries/Charles-Duncan

DEATH NOTICE

DENT



CHARLES H DENT JR.
(Age 88)

Passed peacefully on Tuesday, August 22, 2023 after a brief illness. He is survived by his children, Ivan Dent (Kim) and Marlene Dent Clifton; sister, Arleen Dent Winfield, sister-in-law, Vivian S. Dent; brother-in-law, Adolphus Creenshaw and a host of other relatives and friends.
Service will be held on Saturday, September 9, 2023 at Gethsemane United Methodist Church, 910 Addison Road South, Capitol Heights, MD 20743. Visitation 10:30 a.m. until time of service at 12 noon. Interment Lincoln Cemetery, Monday, September 11, 2023 at 12 noon.
www.mcguire-services.com

CEMETERY LOTS

FORT LINCOLN CEMETERY - Brentwood, MD.
2 plots for sale by owner.
Call **301-404-8427 or 301-868-3268**

DEATH NOTICES
MONDAY- FRIDAY 8:30 a.m. - 5 p.m.
SATURDAY-SUNDAY 11 a.m. - 4 p.m.

To place a notice, call:
202-334-4122
800-627-1150 ext 4-4122
EMAIL:
deathnotices@washpost.com

Email and faxes MUST include name, home address & home phone # of the responsible billing party.
Email deadline - 3 p.m. daily
Phone-In deadline
4 p.m. M-F
3 p.m. Sa-Su

CURRENT 2023 RATES:
(PER DAY)

MONDAY-SATURDAY
Black & White
1" - $155 (text only)
2" - $355 (text only)
3" - $505
4" - $555
5" - $700

SUNDAY
Black & White
1"- $185 (text only)
2" - $390 (text only)
3" - $560
4" - $590
5" - $765

6"+ for ALL Black & White notices
$155 each additional inch Mon - Sat
$185 each additional inch Sunday

MONDAY-SATURDAY
Color
3" - $650
4" - $700
5" - $855

SUNDAY
Color
3" - $685
4" - $785
5" - $955

6"+ for ALL color notices
$260 each additional inch Mon - Sat
$290 each additional inch Sunday

Notices with photos begin at 3"
(All photos add 2" to your notice.)

ALL NOTICES MUST BE PREPAID

MEMORIAL PLAQUES:
All notices over 2" include complimentary memorial plaque

Additional plaques start at $26 each and may be ordered.

All Paid Death Notices appear on our website through www.legacy.com

LEGACY.COM
Included in all death notices
Optional for In Memoriams

PLEASE NOTE:

Notices must be placed via phone or email. Photos must be emailed. You can no longer place notices, drop off photos and make payment in person. Payment must be made via phone with debit/credit card.

The Washington Post

DEATH NOTICE

DEATH NOTICE

CURLES



EARNESTINE CURLES
(Age 84)

Earnestine Curles (Wells) of Sykesville, MD passed away August 28, 2023.

Earnestine was born August 12,1939 in Nashville, TN to the late Mary Lea Wells and Thomas E Wells. She was named for her Aunt Earnestine Lea Covington "Sister" who taught her from a young age, many of life's lessons, especially how to cook. She lived in Franklin, TN before moving to Miami, FL where she met lifelong friend Barbara Wellbrook. Earnestine graduated from Coral Gables High School and began studies at the University of Miami where she met her future husband, Ralph Cosme. Upon his graduation, they moved to Newport News, located in the Hampton Roads region of VA, where they welcomed their first daughter Mary Ellen. Next moving to Cheverly, MD to be close to Ralph's work at Goddard Space Flight Center, they welcomed another daughter, Suzanne (Susie). It wouldn't be long before Mopsy was adopted, the first in a long line of treasured dogs and cats.

Earnestine enjoyed her many years in Cheverly, meeting more dear friends including Wanda Witmer who turns 102 in January 2024. Earnestine was very active as a proud Girl Scout leader and was given the nickname "Owl Eyes" for her "cat eye" glass frames. She loved the Eagles – especially Hotel California.

She was also always active in her church's altar guild and at Fairhaven, took it upon herself to break down altar flowers after services and distribute them to residents who did not have family. She was an avid gardener as well as an accomplished seamstress for countless square dance dresses and doll clothes.

After losing Ralph in 1996, she married James Preston (Woody) Curles. They moved to Fairhaven in Sykesville where they created a new garden together.

Her survivors include her daughters, Mary Ellen Gropp (nee Cosme) and Suzanne Cosme; Woody's children, Jamie and Scott Curles; and nephew, Tommy Anderson, as well as a host of other family and friends.

In addition to her parents, she was predeceased by her Aunt "Sister", a sister Elizabeth "Betsy" Anderson, a niece Becky, first husband Ralph, and second husband Woody.

A Memorial Service will be scheduled at a later date.

In lieu of flowers, donations may be sent to the Fairhaven Chapel https://www.actsretirement.org/acts-benevolence/acts-legacy-foundation-ways-to-give/support-acts-legacy-foundation/
Select "Other" from the list of funds, and type in Fairhaven Spiritual Life.

Details of the Memorial Service will be posted and online condolences may be offered at:
www.haightfuneralhome.com

GENZER



COLLEEN STEWART GENZER (Age 67)

Colleen Stewart Genzer of Silver Spring, Maryland, passed away peacefully on September 2, 2023, surrounded by her loving family. She was 67. She fought valiantly against multiple myeloma and kidney failure until the end. She was born to Jack and Elsie Stewart (who predeceased her) in Wisconsin. Colleen grew up in Cudahy, Wisconsin, and graduated from the University of Wisconsin-Oshkosh. She remained a Green Bay Packers fan all her life. She taught for two years as a Peace Corps Volunteer on the Island of Yap, in Micronesia, where she met her husband, Jeff. In 1980, Colleen and Jeff settled in Maryland. Colleen worked at the law firm of Kass and Skalet for several years then left to raise her four wonderful children. She is survived by her husband (Jeff) of 41 years; her daughters Sarah and Melissa; and sons Ben (Lizzie) and Mark (Kara). She has three loving grandchildren, Charlotte, Isabelle and Louis. She is also survived by her seven siblings, Dan (Diane), Patty (Ron), Bill (Amy), Bob (Julie), Jackie (Tim), Chris (Jeanne), Andy and many loving nieces and nephews.
Colleen will be fondly remembered forever as the rock of the family, a loving wife and parent, grandparent, sibling, aunt and friend. She was the consummate organizer and planned all family and friends' activities and travel for decades. She was taken from us far too soon.
On Sunday, September 17, 2023, a memorial service will begin at 12 p.m. noon, with visitation to be held starting at 10 a.m. at the Hines-Rinaldi Funeral Home (11800 New Hampshire Avenue, Silver Spring, Maryland 20904). A luncheon will follow the memorial service.
Donations can be made in Colleen's honor to the Cudahy Family Library Endowment Fund in Colleen's hometown of Cudahy, Wisconsin at: https://countycat.mcfls.org/screens/donate.html

THOMPSON



GENEVA MORGAN THOMPSON

Geneva Morgan Thompson born April 7, 1927, in Killarney, WV, devoted wife and mother, earned her heavenly wings early morning on Friday, September 1, 2023 at the age of 96, and departed this life just as peacefully as she lived. She was pleased and grateful to have her ten children with her during the last week of her life.

She fostered family, fellowship, and community inside and outside of her Washington, DC home. She was an active participant on PTA committees and was Treasurer of the Upper Northwest Civic Association for many years. She helped to organize many fund-raising bus trips for the Civic Association to Atlantic City, where she enjoyed time with her friends and neighbors.

Geneva was a strong woman of faith and the matriarch of both the Morgan and Thompson families, and she will be greatly missed by all. She leaves a legacy of selflessness, kindness, charity, peace, and love by which all of us should live. She was strong in mind and spirit until her last breath. Thank God for Mama G!

Geneva was preceded in death by her husband of 74 years, Allen R. Thompson, Sr. and her grandson, Jordan Mackey. She leaves to cherish her memory: ten children, Mary Thornton (Jimmy), Allecia Harris, Allen Ralph Jr (Mercedes "Kit"), Robert Darnell, Donna Marie, Angela Danette, Juanita Lynn Washington, John Frederick, Larry Arnelle, Felecia Peeples (Andreas); ten grandchildren, Robert Cloutterbuck, Charles Harris, Latisha James, Allen Ralph Thompson III (Rosanna), Kelly Thompson, Drew Mackey, Blair Thompson, Erin Canady, Chase Peeples, Schyler Peeples; 13 great-grandchildren; sisters, Doris Morgan, Agnes Morgan, Naomi Hines (Melvin) and brother, Raymond Morgan; sister-in-law, Rosetta Thompson; and a host of nieces, nephews, cousins and close loved ones.

Celebration of Life Service: Thu, September 7, 2023. Viewing: 10:30 a.m.; Service: 11:30 a.m., Greater Deliverance Christian Center COGIC, 6001 Southgate Drive, Temple Hills, MD 20748; Funeral Services provided by KJ Robinson Funeral Service, 6503 Old Branch Ave., Temple Hills, MD 20748.

THE WEATHER

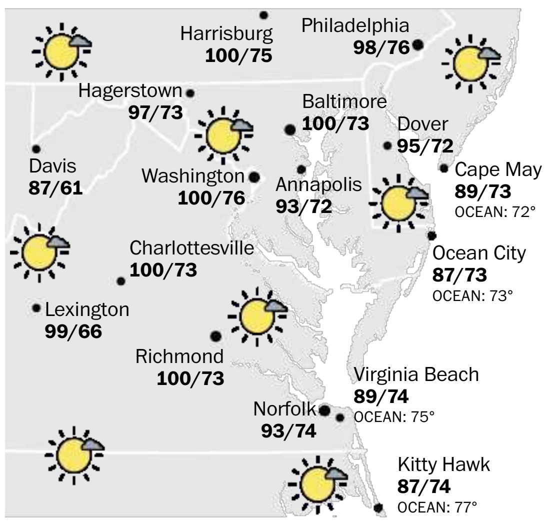
WASHINGTONPOST.COM/WEATHER · TWITTER: @CAPITALWEATHER · FACEBOOK.COM/CAPITALWEATHER

Another scorcher

As on recent days, there will be few clouds and it will get hot quickly. Plan on record and near-record highs in the mid-90s to about 100 again. That will probably be closer to 100 in most spots in the urban core. Heat-index values will be near 105 at times during the afternoon.

Today	Thursday	Friday	Saturday	Sunday	Monday
Very hot, humid	T-storm	T-storms	T-storm	T-storms	Partly sunny
100° 76°	98° 72°	90° 70°	85° 67°	84° 67°	85° 68°
FEELS*: **103°**	FEELS: **103°**	FEELS: **95°**	FEELS: **89°**	FEELS: **88°**	FEELS: **93°**
CHNCE PRECIP: **0%**	P: **40%**	P: **65%**	P: **90%**	P: **70%**	P: **25%**
WIND: **NW 6–12 mph**	W: **S 6–12 mph**	W: **S 6–12 mph**	W: **S 4–8 mph**	W: **WSW 6–12 mph**	W: **WNW 3–6 mph**
HUMIDITY: **Very High**	H: **Very High**	H: **Very High**	H: **Very High**	H: **Very High**	H: **High**

REGION



Pollen: High

Grass	Low
Trees	Low
Weeds	High
Mold	High

Air Quality: Moderate
Dominant cause: Ozone

UV: High
7 out of 11+

Blue Ridge: Today, mostly sunny, a thunderstorm around in the afternoon; hot in northern parts. High 81 to 86. Winds west 6–12 mph. Tonight, partly cloudy. Low 65 to 69. Winds west–southwest 4–8 mph. Thursday, a heavy thunderstorm. High 75 to 79.

Atlantic beaches: Today, mostly sunny, humid; hot. High 87 to 95. Winds east–northeast 4–8 mph. Tonight, clear, humid. Low 71 to 75. Winds south–southwest 6–12 mph. Thursday, partly sunny, humid; very warm. High 86 to 92. Winds south 7–14 mph.

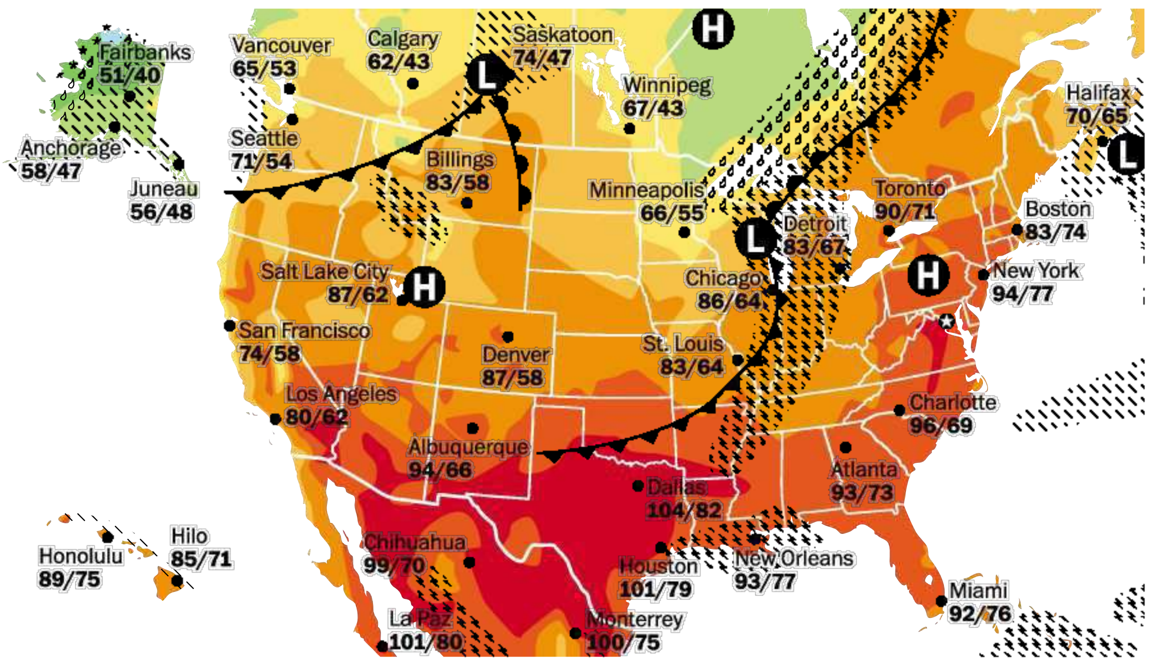
Waterways: *Upper Potomac River*: Today, mostly sunny. Wind northwest 4–8 knots. Waves less than a foot. Visibility unrestricted. • *Lower Potomac and Chesapeake Bay*: Today, mostly sunny. Wind west 4–8 knots. Waves 0–1 foot on the Lower Potomac; 1–2 feet on the Chesapeake Bay.• *River Stages*: The stage at Little Falls will be around 2.50 feet today, falling to 2.40 Thursday. Flood stage at Little Falls is 10 feet.

Today's tides (High tides in **Bold**)

Washington	**1:25 a.m.**	8:48 a.m.	**2:02 p.m.**	8:38 p.m.
Annapolis	5:28 a.m.	**10:26 a.m.**	4:56 p.m.	**none**
Ocean City	**12:45 a.m.**	6:58 a.m.	**1:24 p.m.**	8:06 p.m.
Norfolk	**2:54 a.m.**	8:57 a.m.	**3:29 p.m.**	10:16 p.m.
Point Lookout	1:54 a.m.	**6:45 a.m.**	12:46 p.m.	**7:55 p.m.**

NATION

Weather map features for noon today.



Yesterday's National
High: Zapata, TX **107°**
Low: Meacham, OR **31°**
for the 48 contiguous states

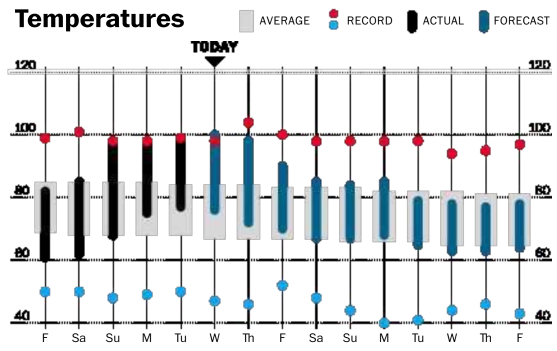
World
High: Abadan, Iran **120°**
Low: El Calafate, Argentina **18°**
excludes Antarctica

NATIONAL	Today	Tomorrow
Albany, NY	93/70/s	92/70/t
Albuquerque	94/66/s	94/67/s
Anchorage	58/47/sh	53/42/r
Atlanta	93/73/pc	91/70/t
Austin	103/76/s	105/75/s
Baltimore	100/73/s	99/73/pc
Billings, MT	83/58/pc	83/54/pc
Birmingham	94/71/t	91/67/t
Bismarck, ND	71/49/s	79/53/s
Boise	86/60/s	87/61/s
Boston	83/74/s	89/72/pc
Buffalo	90/71/t	80/65/t
Burlington, VT	91/72/s	88/70/t
Charleston, SC	96/73/s	94/74/pc
Charleston, WV	89/68/t	80/63/t
Charlotte	96/69/s	90/68/pc
Cheyenne, WY	81/56/s	84/53/s
Chicago	86/64/t	71/63/c
Cincinnati	81/65/t	78/62/pc
Cleveland	89/69/t	78/66/t
Dallas	104/82/s	106/83/s
Denver	87/58/s	91/56/s
Des Moines	78/54/s	79/59/s
Detroit	83/67/t	75/63/t
El Paso	103/76/s	103/75/s
Fairbanks, AK	51/40/sh	51/36/c
Fargo, ND	69/47/pc	74/56/s
Hartford, CT	95/68/s	97/68/t
Honolulu	89/75/pc	90/74/pc
Houston	101/79/pc	102/77/s
Indianapolis	84/64/t	74/63/s
Jackson, MS	97/72/t	101/72/t
Jacksonville, FL	94/70/c	94/71/s
Kansas City, MO	80/56/pc	85/62/s
Las Vegas	95/72/s	98/74/pc
Little Rock	95/69/t	96/70/c
Los Angeles	78/62/pc	82/62/s
Louisville	85/68/t	83/66/pc
Memphis	94/71/t	92/67/pc
Miami	92/76/s	92/76/s
Milwaukee	84/62/t	69/60/c
Minneapolis	66/55/t	71/53/pc
Nashville	87/69/t	89/64/pc
New Orleans	93/77/s	97/76/t
New York City	94/77/s	93/75/pc
Norfolk	93/74/s	92/75/pc
Oklahoma City	92/67/s	102/73/s
Omaha	80/51/s	84/59/s
Orlando	94/74/c	94/75/s
Philadelphia	98/76/s	96/75/pc
Phoenix	106/81/s	106/81/s
Pittsburgh	93/69/t	78/64/t
Portland, ME	85/66/pc	83/65/t
Portland, OR	77/57/pc	78/56/s
Providence, RI	89/70/s	92/70/pc
Raleigh, NC	100/72/s	95/71/pc
Reno, NV	84/55/s	83/54/s
Richmond	100/73/s	97/71/pc
Sacramento	88/58/s	88/58/s
St. Louis	83/64/pc	83/61/s
St. Thomas, VI	88/82/t	89/83/t
Salt Lake City	87/62/s	88/64/s
San Diego	75/65/pc	76/64/pc
San Francisco	74/58/pc	73/58/pc
San Juan, PR	90/79/sh	91/79/t
Seattle	71/54/pc	71/53/pc
Spokane, WA	72/52/s	73/54/s
Syracuse	93/70/pc	87/68/t
Tampa	93/77/s	92/77/s
Wichita	90/61/s	97/67/s

WORLD	Today	Tomorrow
Addis Ababa	71/53/sh	69/52/sh
Amsterdam	86/61/s	84/60/s
Athens	79/72/t	83/73/s
Auckland	64/52/sh	63/49/sh
Baghdad	116/86/pc	111/83/pc
Bangkok	92/80/sh	94/80/t
Beijing	91/72/pc	90/72/pc
Berlin	84/57/s	84/58/s
Bogota	70/47/pc	67/48/c
Brussels	86/59/s	84/61/s
Buenos Aires	60/56/c	60/49/r
Cairo	99/81/s	103/85/s
Caracas	78/67/t	77/67/t
Copenhagen	71/60/pc	73/59/pc
Dakar	86/80/sh	86/80/t
Dublin	76/61/pc	76/60/pc
Edinburgh	72/55/c	75/58/c
Frankfurt	85/59/s	85/59/s
Geneva	87/61/pc	88/61/s
Ham., Bermuda	82/78/sh	82/78/s
Helsinki	66/44/s	66/53/c
Ho Chi Minh City	89/77/t	90/77/r
Hong Kong	90/80/t	88/80/t
Islamabad	95/74/s	98/74/s
Istanbul	85/73/pc	87/73/s
Jerusalem	92/74/s	92/72/s
Johannesburg	81/47/pc	78/49/s
Kabul	87/63/s	88/64/s
Kingston, Jam.	91/78/pc	93/79/pc
Kolkata	90/79/t	86/78/t
Kyiv	78/60/c	74/51/s
Lagos	85/76/t	84/76/t
Lima	71/63/pc	71/63/pc
Lisbon	78/65/c	79/67/pc
London	89/66/s	88/63/s
Madrid	84/65/pc	85/65/pc
Manila	88/79/c	88/79/t
Mexico City	76/57/sh	73/56/sh
Montreal	91/70/s	88/71/t
Moscow	67/47/pc	61/48/pc
Mumbai	90/82/r	86/80/sh
Nairobi	81/59/t	79/60/t
New Delhi	94/81/t	99/81/pc
Oslo	70/55/pc	70/59/pc
Ottawa	92/67/pc	83/66/t
Paris	91/62/s	91/65/s
Prague	80/53/s	81/53/s
Rio de Janeiro	74/69/r	77/67/sh
Riyadh	111/85/s	112/81/s
Rome	85/63/s	86/65/s
San Salvador	86/70/t	87/68/t
Santiago	56/44/r	62/47/pc
Sarajevo	78/52/pc	79/51/pc
Seoul	90/67/s	88/66/s
Shanghai	88/76/pc	88/73/pc
Singapore	84/79/t	86/78/c
Stockholm	63/47/s	67/54/pc
Sydney	69/53/s	77/65/s
Taipei City	91/77/sh	85/76/t
Tehran	100/81/s	98/79/s
Tokyo	87/77/c	89/75/sh
Toronto	90/71/t	80/64/t
Vienna	81/52/s	81/53/s
Warsaw	79/56/s	78/54/pc

OFFICIAL RECORD

Temperatures

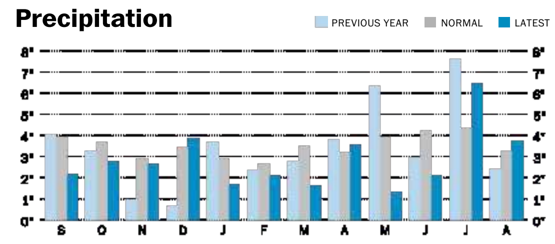


Statistics through 5 p.m. Tuesday

	National	Dulles	BWI
High	**99°** 4:00 p.m.	**99°** 3:51 p.m.	**99°** 3:19 p.m.
Low	**77°** 6:00 a.m.	**74°** 6:00 a.m.	**75°** 5:25 a.m.
Normal	84°/68°	83°/62°	83°/62°
Record high	99° 2023	99° 2023	99° 2023
Record low	50° 1902	42° 1997	47° 1997

Difference from 30–yr. avg. (National): this month: **+3.9°** yr. to date: **+1.9°**

Precipitation



	National	Dulles	BWI
Past 24 hours	0.00"	0.00"	0.00"
Total this month	0.00"	0.00"	0.00"
Normal	0.64"	0.61"	0.69"
Total this year	22.49"	19.22"	24.90"
Normal	28.55"	29.83"	30.47"

Moon Phases

Sep 6	Sep 14	Sep 22	Sep 29
Last Quarter	New	First Quarter	Full

Solar system

	Rise	Set
Sun	6:41 a.m.	7:31 p.m.
Moon	11:29 p.m.	2:17 p.m.
Venus	4:20 a.m.	5:36 p.m.
Mars	8:34 a.m.	8:27 p.m.
Jupiter	10:07 p.m.	11:55 a.m.
Saturn	7:07 p.m.	5:54 a.m.

Key: **s**-sunny, **pc**-partly cloudy, **c**-cloudy, **r**-rain, **sh**- showers, **t**-thunderstorms, **sf**-snow flurries, **sn**-snow, **i**-ice

Sources: **AccuWeather.com**; US Army Centralized Allergen Extract Lab (pollen data); airnow.gov (air quality data); National Weather Service

* AccuWeather's **RealFeel Temperature**® combines over a dozen factors for an accurate measure of how the conditions really "feel."

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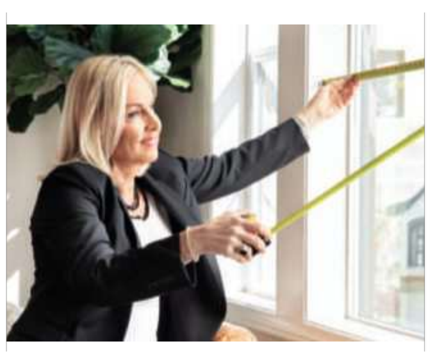
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The Washington Post
STYLE
WEDNESDAY, SEPTEMBER 6, 2023 EZ RE C



ILLUSTRATION BY JOSÉ L. SOTO/THE WASHINGTON POST; ISTOCK

Industry lets the heir out of furniture

Costs, materials and changes in taste make furnishings more expendable

BY RACHEL KURZIUS

No one expects an Ikea bookcase or West Elm sofa to last for generations, or maybe even to survive another move. But walk into a vintage furniture store and you'll find all types of old pieces that were inexpensive and mass-produced in their day, yet have still managed to achieve heirloom status.

Furniture isn't what it used to be. Fifty or 60 years ago, people thought of it as something they'd have for life — a dresser that a grown kid could take to college, a dining table where future grandchildren would have Thanksgiving. Today? Not so much.

Modern consumers are often all too happy to ditch last year's Wayfair shipment for whatever new trend is sweeping their social media feeds. At the other end of that cycle is an industry relying on cheap labor and flimsy materials to fatten profit margins and keep prices down.

Even higher-end chains aren't always a safe bet. Michael Brotman has designed for several of them, but he recently quit Big Furniture to open his own studio. Of one past employer, he says: "Without giving away any secrets, their margins are high and their quality is not good at all. I had a big discount working there — I didn't buy anything."

To understand the decline in quality, first consider what most furniture is actually made of. In the mid-20th century, the more affordable stuff was typically made domestically of American plywood — i.e., thin layers of wood glued together — while fancier pieces might be solid cherry or oak, and could be made in the United States or come from Italy or Denmark. Today, most of what's on the market consists of Chinese-made press board and plywood, while pieces marketed as "solid wood" might be rubber wood with glued-on

SEE FURNITURE ON C2

Telluride gets a charge out of Emma Stone's sex-positive film

BY JADA YUAN

TELLURIDE, COLO. — Yorgos Lanthimos's new film, "Poor Things," is packed with such unabashed, libidinous gusto that it makes "And Just Like That. . ." feel like reading a driver's-ed manual.

It also contains what is, by far, Emma Stone's most joyously sex-crazed role to date, as Bella Baxter, a woman who lives in a twisted version of Victorian London and embarks on adventures across Europe and the Middle East — often naked and engaged in what she calls "furious jumping," all in the name of answering some of the film's vital questions: What if women could be reborn in our adult bodies with zero shame about sex and an endless appetite for experiencing the wonders of the flesh? What if the strictures of polite society never interfered with our pursuit of pleasure? ("Why don't people just do this all the time?" Bella asks her lover, Duncan Wedderburn, played by Mark Ruffalo, after losing her virginity to him in a particularly vigorous first encounter.)

On Saturday night, eager Lanthimos fans gathered in the Telluride Film Festival's largest theater (constructed each year in a community hockey rink) for the first public screening in North America of "Poor Things." Lanthimos also was present, having flown in from the movie's world premiere at the Venice Film Festival on Friday.

The festival paid tribute to Lanthimos, the Greek auteur behind such bleakly funny, discomfiting works as "The Lobster," "The Killing of a Sacred Deer" and "The Favourite," in which Stone played the manipulative seductress of Olivia Colman's Queen Anne. That twisted period piece earned 10 Academy Award nominations (with a win for Colman), while exposing Lanthimos's perverse humor and visual flair to a legion of new fans. Popular demand to see "Poor Things" was so high that Telluride hosted two screenings simultaneously and another the next morning, as well as an unscheduled final screening that played to a packed house on Labor Day. (It opens in U.S. theaters Dec. 8.)

"I don't even know how to describe this movie other than it's astounding and beautiful and incredible and wonderful," said Julie Huntsinger, the event's executive director, as she handed Lanthimos the festival's highest honor, the Silver Medallion. "And I want to announce that sex is back in movies," she went on, gleefully, as the audience whooped and applauded in agreement. "Enjoy the movie. Have sex!"

In addition to that command, add Stone straight to your Oscars predictions. It turns out, the character of Bella is a bit of a scientific miracle, the result of an experiment in which Willem Dafoe's disfigured mad scientist, Dr. Godwin Baxter, has reanimated the body of a pregnant young woman who'd thrown herself off a bridge — using the brain of the baby she'd been carrying. And voilà:

SEE TELLURIDE ON C2



YORGOS LANTHIMOS/SEARCHLIGHT PICTURES

Ramy Youssef and Emma Stone in "Poor Things," directed by Yorgos Lanthimos.

BOOK WORLD

A closing chapter that opens much discussion

BY CHRIS BOHJALIAN

The following article contains spoilers for the novel "The Guest."

"If you want a happy ending, that depends, of course, on where you stop your story," Orson Welles said. Imagine, for instance, if "Anna Karenina" or "The Great Gatsby" had concluded a few chapters earlier. The endings might not have been happy, but Anna wouldn't be under the wheels of a train or Gatsby floating face down in a swimming pool.



Perhaps no recent novel has generated more buzz about an ending than Emma Cline's terrific sophomore novel, "The Guest." (In 2016, she gave us a stunning debut, "The Girls.") There's a lot to love in "The Guest," a tale of a 22-year-old sometimes sex worker in the Hamptons named Alex who has wound up homeless after getting kicked out of her sugar daddy's summer place a week before Labor Day with no place to go. Her plan? Simply stay at the tip of the island until her rich ex has his annual end-of-summer blowout and show up uninvited; then, Alex convinces herself, all will be forgiven and he'll take her back.

And after a hero's journey involving drinking, drugs, riptides, car accidents (one minor, one not), sleeping with a teen, "borrowing" a child from his nanny at an exclusive swim club, finding (and losing) a dog and avoiding a threatening fellow named Dom from whom she stole a lot of money (all gone now), she does get to that Labor Day party, where ...

I won't spoil it for you.

But I will tell you I was drawn to the book in part because I read the reviews and saw so many social media posts where people said they *had to talk about the ending*. They *had to*. Novelist Keziah Weir ("The Mythmakers") wrote a terrific article about it (with, as she warns us, "spoilers galore") in Vanity Fair, including lots of folks weighing in on what the ending means. Conjectures include Alex being dead — She's a ghost! — and the

SEE BOOK WORLD ON C3

Burning Man attendees leave festival in the dust

BY HERB SCRIBNER

With the flames nearly out, another wave of Burning Man attendees started making the trek home Tuesday, traveling through drying conditions following a weekend of wet weather that left tens of thousands of people stuck for days in Black Rock City, Nev.

For others, it was a moment to rejoice in the misfortunes of others.

The festival captured national attention over the weekend as images and details began circulating online, and President Biden weighed in. Members of the media and armchair critics online had a field day with festivalgoers, painting them as wealthy tech lovers who found themselves lathered in mud after days of partying. Because of the extreme weather, attendees had been advised to conserve their water and supplies. As the Evening Standard put it: "This is delicious schadenfreude."

Burning Man has been criticized for years about how it has morphed from a small, gritty gathering in San Francisco to what often appeared to be a playground for the wealthy. In past years, Meta's Mark Zuckerberg has attended, as well as Theranos founder Elizabeth Holmes, who attended shortly after she was indicted on federal fraud charges. This year, attendees included Elon Musk's brother, Kimbal, and Google co-founder Sergey Brin, according to the Wall Street Journal.

The festival has faced harsh weather before. Rain, wind, dust and dirt are commonplace at the event.

Festival organizers, who had asked attendees to stay off the road Saturday because of a rare rain event that had flooded the playa festival site, began letting people drive out Monday. Travelers waited approximately eight hours in their cars for traffic to move, organizers said.

By Tuesday afternoon, thousands were

SEE BURNING MAN ON C2

STRIKES

Following the success of "Snow White," animators stunned Walt Disney and rattled his now-storied company. C3

VIDEO GAMES

With films, theme parks and live events, Nintendo is growing beyond its core gaming market. C8

CAROLYN HAX

My new sister-in-law misses the humor in my husband's "good-natured" jabs. Should I tell her it's "all in good fun"? C8

High price alone doesn't guarantee quality of furniture

FURNITURE FROM **C1**

veneer.

These changes result from the same directive: "Everyone is just trying to reduce cost," says CoCo Ree Lemery, a furniture designer who has worked for brands such as Pottery Barn and West Elm, and is currently a visiting professor of furniture design at Purdue University. Rubber wood, for example, is less expensive than most other lumber because it's a byproduct of latex manufacturing, but it's prone to decay. Chinese-made wood products are similarly cheap, but the quality is wildly inconsistent.

"The whole industry has just changed so dramatically," Lemery says. She describes the constant grind of the design process for major retailers as "soul crushing." When she dared to create pieces that cost more to make, and thus were more expensive for consumers, she says her employers would take them out of production quickly. "My most successful products, sadly, have always had the biggest margin, so they've had the lowest cost."

"Every inch and every pound counts when you're shipping things."

Christopher Mims, author of "Arriving Today"

Today's cheaper materials and construction go hand-in-hand with the voyage that most new furniture takes across the ocean. The mainstreaming of container shipping in the 1970s "effectively erased distance" as a manufacturing concern, says Christopher Mims, author of "Arriving Today: From Factory to Front Door." "It's just so mind-bogglingly efficient and cheap" to transport goods around the world.

Labor is cheapest in China and Southeast Asia, so those are the places mega furniture companies tend to make their products. To drive costs down even more, they aim to cram as many of those products into as few containers as they possibly can. The result: "flat-pack" furniture that you, the lucky consumer, get to assemble at home, amid a mess of Allen wrenches and screws.

"Every inch and every pound counts when you're shipping things," Mims says. If you're trying to transport a container filled with disassembled desks, reducing the thickness of each package by just a fraction of an inch can amount to squeezing in dozens more of them. But that calculus comes at the expense of quality.

For starters, lighter, thinner materials work much better for these purposes — so even if solid oak was plentiful and inexpensive, furniture makers would still probably opt for press board. On top of that, Lemery says, "It's very hard to design something that can disassemble and assemble and have the same level of longevity that a fully assembled piece can have."

And now we're just kind of stuck in a self-perpetuating cycle. Cheap manufacturing practices have conditioned consumers to expect that furniture should be inexpensive and fall apart in a few years. So not many shoppers are willing to pay for good quality even when it is available.

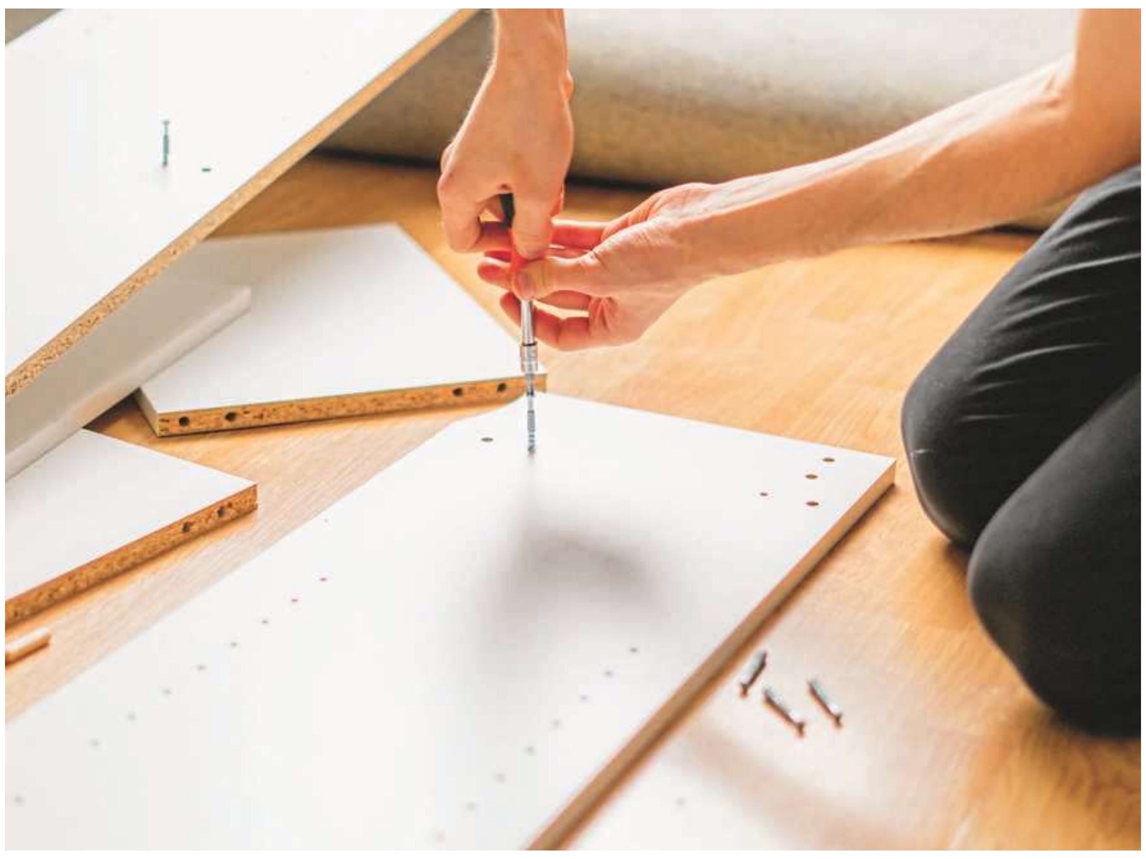
Designers, not surprisingly, find this distressing.

Lemery says the never-ending pressure to keep costs down meant she and her colleagues were constantly making compromises and revising their ideas.

"You are working so ruthlessly to keep the price, that initial cost, low," she says. "When you get back the drawing from overseas, whether that's India or China or Indonesia, you're reworking the drawings to make them cheaper or you are saying, 'Can we substitute this for this?' … so that I can get this product into a price point that the consumer is willing to pay."

Brotman laments that some people are willing to shell out "thousands of dollars on jewelry" while balking at spending the same amount "for a piece of furniture that their family sits around and eats around every single day."

As seems to be the case with most things, much of the blame falls on social media. Rather than seeing furniture as an investment — and seeking more timeless styles — customers often look for trendier pieces that fit the online micro-aesthetic of the moment. A fuchsia "Barbiecore" sofa, for example, might wear out its welcome before the movie's sequel, and reupholstering it would cost more than simply buying a whole new couch.



ISTOCK



TOM SANDNER FOR THE WASHINGTON POST

Today's furniture is often made with press board, top photo, to reduce cost for both materials and for shipping, whereas antique furniture such as the dresser above at 1830 Vintage in Adams Morgan is made from solid wood and will last a lot longer.

"Factories are so much more nimble and they can be retooled very quickly to make a new thing in a new shape," Mims says. "And then those things are communicated to us more quickly through the internet. It has created a material culture which is just more and more disposable."

And this, in turn, creates a huge amount of waste. The Environmental Protection Agency estimates that nearly 10 million tons of furniture ended up in landfills in 2018.

If you don't want to trash your coffee table after your next move, designers say there are some ways to know you're getting a product that will last. High price alone does not determine quality. But buying something that comes fully assembled or that was made domestically are good signs. A piece made "out of solid wood … that you've heard of," such as walnut, oak or cherry, will almost certainly endure for the long haul, Brotman says.

He spent more than a dozen years working for Room & Board, and says that "as far as bigger retailers go, I think they're probably the ones doing it the most, quote-unquote, 'right'" — as in, they charge fair prices for items crafted in the United States.

One way to guarantee quality is to buy custom furniture, although the expense means it's out of reach for most. Brotman is currently making a dining table by hand for a client of his new business, Ogden House Studio + Design. He is crafting it to her precise specifications, which include making it 11 feet long so that it easily seats a dozen people. A similarly sized table at a chain retailer might cost about $2,000, and Brotman estimates it would take about a day to make in a factory. This one will run the client $10,500, including the solid maple used to build it, and require 90 hours of Brotman's labor.

He says the customer told him "her goal is for us to create a table that her kids fight over when she's gone. And I mean, I don't want any fighting, but I also love the idea that she's creating this heirloom."

In 'Poor Things,' Stone stars as a reborn Victorian woman with no inhibitions

TELLURIDE FROM **C1**

Bella, who learns both language and how to masturbate, or "working on myself for happiness," at truly remarkable rates.

It was on the set of "The Favourite" that Lanthimos told Stone about "Poor Things," which screenwriter Tony McNamara had been adapting from a 1992 comic novel by Scottish writer Alasdair Gray. Stone hopped onboard immediately and became a producer. She has been involved in the film's development for years. (She can't promote the film because of the actors strike.) Lanthimos told journalists at a news conference in Venice that "it was very important for me to not make a film that would be prudish, because that would be completely betraying the main character. We had to be confident Emma had to have no shame about her body, nudity, engaging in those scenes, and she understood that right away."

When we meet Bella, she's playing piano with her feet, tossing her food into the faces of her caretakers and stiffly lurching with immature motor skills. Before long, rubbing her lower half while waking up, she has made a new discovery. Bella just can't understand why Godwin's maid is horrified to walk in on her pleasuring herself at the breakfast table with an apple. "Bella discover happy when she want," she announces, as if it's the most natural thing in the world. (It should be, the film seems to be saying. The movie appears to be firmly on the side of everyone having more sex.)

To the men around her, Bella is something to control, but she persists in her sexual journey, letting strange men lick her, bluntly assessing their kissing techniques and, in a wonderful stretch at a Parisian brothel, discovering that there is such a thing as bad sex. Some of the men in her life have an issue with "all the whoring," but Bella, who's going through a socialist phase, doesn't. "I am my own source of production," she declares, which drew big laughs from the Telluride audience.

Stone, too, seems to be her own source of production. Lanthimos told a Telluride audience that he could help her performance by structuring the production so that Bella was developing somewhat chronologically. (The film was shot in London and on soundstages in Budapest, mostly in totally constructed environments that included a version of 19th-century Lisbon with flying tram cars.) For the sex scenes, the director went back to his early days and pared the crew to just two people besides the actors and himself: cinematographer Robbie Ryan and assistant director Hayley Williams. This is Stone's fourth collaboration with Lanthimos, including a 2020 silent short film and a yet-to-be-released feature ("And"), so they know each other well. "Sometimes we didn't even have a sound guy, and we just rigged mics," Lanthimos said. "It was very intimate and safe and comfortable."



VIVIEN KILLILEA/GETTY IMAGES

"Poor Things" is actress Emma Stone's fourth collaboration with director Yorgos Lanthimos, left.

During a Q&A, production designer James Price said he'd felt a lot of freedom, because they were working in a world that couldn't really exist, where a dead woman could be reanimated and start her life over again, having never learned that there are things she couldn't do. Stone's performance, though, seems to suggest that maybe we don't need reanimation to get rid of shame. Maybe we can just decide that on our own.

"The trailer really doesn't sell it right," said a film executive who spoke on the condition of anonymity because, well, that's how people operate at film festivals when the talk turns blunt. "They make it seem like it's a female 'Frankenstein,' when really it's about self-discovery. It's everything I wanted 'Barbie' to be."

Jokes simmer online following harsh weather at Burning Man

BURNING MAN FROM **C1**

still on their way out of Black Rock City. Traffic was flowing smoothly, with wait times to exit hovering around three hours, according to the festival's traffic social media account.

Reno-Tahoe International Airport set up a wash station for Burning Man attendees to clean themselves up and provided booties to wear to leave no trace at the airport. ("Leaving no trace" is one of the festival's 10 principles.) Images shared by the airport showed some travelers with wrapped suitcases as they waited to board flights home.

"We'd like to help Burners and keep our airport as clean as possible," said Stacey Sunday, a spokesperson for the Reno-Tahoe Airport Authority.

Amid the muddy and wet environment, attendees still found ways to celebrate. Guests danced around their campsites and watched movies projected on tents. The event held its annual burning of the Man effigy late Monday night after multiple delays.

A death was reported at the festival Saturday, and the person was later identified as 32-year-old Leon Reece, according to a statement from Pershing County sheriff and coroner Jerry Allen. No cause of death could be determined, and the results of an autopsy are pending toxicology results.

Burning Man Project CEO Marian Goodell told NBC News on Sunday that the attention surrounding the event was "a fuss" and that there was "no cause for panic."

"This is not ending the Burning Man event by any stretch," Goodell said. "It just makes us stronger."



JAMES MULHOLLAND/EPA-EFE/SHUTTERSTOCK

People wait for a bus to leave the Burning Man festival in Nevada on Monday after being delayed by weather. Burning Man Project CEO Marian Goodell told NBC News on Sunday that the attention surrounding the event was "a fuss" and that there was "no cause for panic."

RETROPOLIS

1941 Disney strike changed the company — and Hollywood

BY FRANCINE UENUMA



EVERETT COLLECTION

"Snow White and 700 Dwarfs," one sign on the picket line read, a reference to the hundreds of low-paid animators who helped create Disney's 1937 box office megahit. "Are we mice or men?" asked another.

Starting at 6 a.m. on May 28, 1941, lines were being drawn outside the gates of Walt Disney Studios between those picketing at "Camp Cartoonist" and their colleagues choosing to work. Shouts of "scab" and "fink" rained down on those who passed through the gantlet. When Walt Disney himself drove through one day, Art Babbitt — the strike leader who had been one of his most prominent animators — shouted that Disney "ought to be ashamed." The two almost came to blows.

The Disney animators strike, launched eight decades before Hollywood's ongoing writers and actors strikes, stunned Walt Disney, stoked his fear of communism and rattled his now-storied company.

It also, in the end, reshaped the union landscape of Hollywood, in ways that endure today.

The problem with 'Snow White'

The animators' trouble had its roots in spectacular success.

"Snow White and the Seven Dwarfs," the studio's first feature-length animated film, was like nothing audiences had ever seen. Characters "come to life, appearing before your eyes, under the wizard's work of Disney and his brilliant staff of artists and animators who have devoted three long, painstaking years to the task," one critic marveled in the Los Angeles Daily News.

"Snow White" pulled in $8 million (nearly $170 million today), making it the highest-grossing film to date. But that windfall did not trickle down the way many of its creators expected.

Walt Disney Productions had exploded into a large company, but it still was run then like an informal, haphazard family business: Salaries ranged from less than $20 per week to hundreds of dollars for top earners, with bonuses doled out unpredictably. Rather than pay out to his employees after "Snow White," however, Disney decided to invest in a lavish new corporate complex in Burbank, Calif.

"When he started his studio in 1923, it was just a handful of friends from Kansas City and a storefront. But now it's like 1,200 employees, people are clocking in and out, and a lot of people he didn't even have contact with," said Tom Sito, author of "Drawing the Line: The Untold Story of the Animation Unions from Bosko to Bart Simpson."

Disney workers' discontent was growing, and so were their expectations. New labor rights, championed by President Franklin D. Roosevelt, had emerged from the hardships of the Great Depression. Unions had swelled following the 1935 passage of the National Labor Relations Act, which offered new protections for collective bargaining. And employees of Fleischer Studios, home to Betty Boop and Popeye, successfully struck in 1937, emboldening the Screen Cartoonists Guild.

By 1940, Disney was back in a financial pinch. World War II cut into overseas markets, reducing revenue by almost half. "Pinocchio" and "Fantasia" fell short of "Snow White's" earnings. Layoffs made those who remained at their easels jittery.



JACK RICE/AP

Members of the Screen Cartoonists Guild, at top, picket in May 1941. Walt Disney, above in February 1941, later testified that "I wasn't fully aware of what was going on," he said of the dissension.

Walt Disney, believing fiercely in the creativity and loyalty of his studio, didn't realize what was brewing. When "all this dissension crept into the organization, I wasn't fully aware of what was going on. I had my hands full trying to get out of the mess that I had got into because of the collapse of the world market," he later testified.

An animated leader

Babbitt was in the company's upper salary echelon, having cemented his reputation with his work on "Snow White" and the characters of Donald Duck and Goofy. But while Babbitt initially was skeptical of Hollywood's union movement — and particularly organized crime's encroachment into the International Alliance of Theatrical Stage Employees — he came to believe that Disney was maneuvering to avoid giving employees real bargaining power.

"He just kind of gets disenchanted with the management of the studio," said Jake S. Friedman, author of "The Disney Revolt: The Great Labor War of Animation's Golden Age."

In late 1940, Babbitt began enthusiastically recruiting colleagues to the Screen Cartoonists Guild, teaming up with the combative labor leader Herbert K. Sorrell, a former boxer. Babbitt's knowledge of the company's inner machinations made him a formidable opponent, and his efforts incensed Walt Disney and Disney's longtime counsel, Gunther Lessing. The chasm between Disney and his employees swelled.

In February 1941, Disney gathered his workers in the studio's auditorium and railed against what he saw as an issue of loyalty and work ethic, invoking his days skipping meals and sleeping in the office in pursuit of his vision. "Too many people are inclined to self-pity," he told them. "If you're not progressing as you should, instead of grumbling and growling, do something about it."

Disney intended the speech as a rallying cry, but it backfired: More animators followed Babbitt to the guild.

Babbitt and Disney ran into each other in the hallway in early May, and Disney told his ace animator, "If you don't stop organizing my employees, I'm going to throw you right the hell out of the front gate," as Babbitt later testified. On May 27, Disney fired Babbitt, a move the National Labor Relations Board would deem "an act of reprisal."

Babbitt's dismissal stoked the embers of company resentment, forcing more neutral employees to make a stark choice regarding the imminent strike. The workforce split almost evenly.

"It became a progressively polarized situation, because everyone became their own echo chamber. Walt began vilifying the strikers; the strikers began vilifying Walt. People were kind of caricaturing or smearing the other," Friedman said.

Despite the warning signs, "the first day [Disney] drove to the studio and there was a picket line, he was in shock," Sito said.

He latched on to a timely scapegoat for the painful situation: communism.

Disney's workplace spirit 'destroyed'

Many in the 1940s and the years that followed used the communist label cynically to discredit opponents, but Disney's suspicion was adamant. His father, from whom he had distanced himself, had been an avowed socialist, and Disney held that communism was the only plausible explanation for the strike — making it unpatriotic to back down. Disney later told the House Un-American Activities Committee that communists "have been hiding behind this labor set-up," naming Sorrell among them.

"He found a communist under every bush," Babbitt complained.

A month into the animators strike, Lessing, Walt and his brother Roy refused to recognize the guild. Instead of negotiations, the two sides traded sharp insults, each arguing that their contingent was larger than the other and that the other was operating in bad faith.

"Serious aspects of the strike leave an observer in a state of utter confusion because of the conflicting claims of each side," the New York Times wrote in late June 1941.

As the picketers marched on, bad publicity for Disney's company mounted, as did pressure from its creditors. In late July, the government stepped in, and in federal arbitration, the studio agreed to various demands, including pay increases, back pay, sick leave — and Babbitt's return.

"Once the strike won and they were allowed to have a union — an independent union — then it made Hollywood pretty much wall-to-wall union town," Friedman said.

The cash-strapped Disney studio shut down for two weeks in late August, during a battle with the newly recognized guild about fresh layoffs. Walt Disney escaped the ordeal, embarking on a government-sponsored South American tour. Three months later, the attack on Pearl Harbor drew the country directly into World War II, and government contracts for wartime propaganda helped keep the studio afloat.

But the spirit of the company had changed. The returning strikers "were all kind of treated like pariahs," Friedman said. People were leery of socializing with those against whom Disney had a grudge — most of all Babbitt, who left the studio for good in 1947.

"One thing [that] has been destroyed," the Times wrote, is "the camaraderie which for years distinguished the Disney plant from other Hollywood film factories."

That shift cut deep for Walt Disney.

"Two periods in my father's life were very, very tragic," daughter Diane Disney Miller recalled in a 2009 documentary about his time in South America. "One was the death of his mother, and then the other was the strike."

Cline ends 'The Guest' where other novels begin: In the middle of things

BOOK WORLD FROM C1

idea she's not dead ... yet ... but will be any second thanks to the aforementioned Dom or that increasingly agitated teen boy with whom she slept.

I would say the ending is a glorious fever dream, but, in some ways, the whole novel is a fever dream. In fact, it's kind of a nightmare, as this young woman who knows that her survival depends on her youth and beauty and clean breath is living out of a small overnight bag and discovering that, alas, she's starting to stink and her breath just might not be great. Her phone, which she accidentally brought with her into a swimming pool while cavorting inappropriately at a Hamptons soiree — one of the reasons her older, pseudo-boyfriend sends her packing — is a classic midnight phantasm. Just like those nightmare airplanes that never quite get off the ground or those nightmare business meetings you never quite get to on time, her phone never quite works. It switches on just long enough for her to see a threatening message or call from Dom, and then it shuts down. And still Alex clutches it like a life preserver.

She was always a hot mess, but by the end of the novel, she may be just a mess. Which meant I devoured the book. "Dad," my daughter said to me once after reading a rough draft of one of my own novels, her tone kind and a little bemused, "take this as a compliment, because I mean it that way. But I think one of your sweet spots as a writer is seriously messed-up young women."

I wasn't offended. I knew she was right. The truth is, I'm drawn to novels where people make very bad decisions — often the sorts of books that compel readers to flood Goodreads with comments like, "I couldn't relate to the main character because every choice she made was moronic." Write me a character like Camille Preaker, the self-loathing, alcoholic cutter at the center of Gillian Flynn's "Sharp Objects," and I'm hooked. To paraphrase Emma Lazarus, give me your damaged, your flawed, your huddled masses yearning not to screw up yet again.

So, that ending. Aristotle suggested that the perfect ending is both surprising and inevitable. We don't see it coming, but we can't imagine the story ending any other way. There are exceptions, of course, including any book, movie or musical about the Titanic. The same goes for romcoms.

Emma Cline has done something that I think is courageous. She ignores Aristotle and our conventional notions of happy endings and tragic denouements. With few exceptions, books usually begin in media res — in the middle of things. But they don't end there. Authors tell us how their characters' journeys have ended. They lived happily ever after, for instance, or you're reading Cormac McCarthy.



DV DEVINCENTIS

Emma Cline's novel "The Guest" prompted much speculation.

But Cline ends her novel in media res. Alex seems to have gotten to the party, but the fever dream continues. Would she be dead if Cline had written one more page or even one more sentence? How about arrested? Hospitalized? Or merely escorted from the soiree? Might she be reconciled with the party's host and her former sugar daddy? (Nope. Not in this universe.) That's the thing about nightmares and dreams. They have their own logic and their own rules. And that, I think, is why anyone who has read "The Guest" wants to find someone to talk to.

Chris Bohjalian is the author of 24 books, including "The Flight Attendant," "Hour of the Witch" and the forthcoming "The Princess of Las Vegas."

TELEVISION

TV HIGHLIGHTS



NETFLIX

Predators (Netflix) Tom Hardy (who starred as the titular character in "Venom") narrates this five-part nature docuseries that chronicles the lives of dangerous predators, including cheetahs, polar bears and wild dogs.

MasterChef (Fox at 8) The final nine cooks must create restaurant-quality barbecue; the chef who has immunity must pair contestants to cook together on opposite sides of a wall, where they have to rely on their communication to save them from elimination.

Big Brother (CBS at 8) The houseguests compete for veto power; during the veto meeting, the winner can either keep the nominations the same or save someone from eviction.

The Real Housewives of Orange County (Bravo at 8) At Heather's party to launch her HD Network, Emily causes tension when she brings up an issue from the past; Ryan meets Jenn's mother.

Superfan (CBS at 9) It's time for Mr. Worldwide! Five of Pitbull's biggest fans battle it out to be crowned his No. 1 supporter.

PREMIERES

Evolution Earth (PBS; check local listings) This docuseries explores how animal behavior can help people gain new insights into the story of our changing planet; the first episode touches on how animals react to the extremes of Earth.

Never Let Him Go (Hulu) After Scott Johnson, a gay American mathematician, was found dead beneath a cliff in Sydney, his brother, Steve, spent the next 35 years trying to solve the mystery of his death.

MOVIES

Every Breath She Takes (Lifetime Movie Network at 8) After dealing with years of abuse from her husband, a woman feels free when he dies in a fire, but she soon starts to believe that she's seeing him everywhere.

Scout's Honor: The Secret Files of the Boy Scouts of America (Netflix) Survivors, whistleblowers and experts discuss the Boy Scouts of America's sexual abuse scandal.

RETURNING

America Outdoors With Baratunde Thurston (PBS at 8) Season 2.

I Am Groot (Disney Plus) Season 2.

— Olivia McCormack

BROADCAST CHANNELS

9/6/23	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
4.1 WRC (NBC)	♦ **NBC News**	♦ **Hollywood**	♦ **Got Talent** (Live)		♦ **NFL Kickoff Eve** (Live)		♦ Chicago P.D.		♦ **News**	(:35) ♦ J. Fallon
4.2 WRC (IND)	Bones		Frasier	Frasier	Frasier	Frasier	Roseanne	Roseanne	The Nanny	The Nanny
5.1 WTTG (Fox)	♦ **Fox 5**	♦ **TMZ**	♦ **MasterChef**				♦ **Fox 5 News at 10**		♦ **Fox 5 News**	♦ **The Final 5**
7.1 WJLA (ABC)	♦ Wheel	♦ Jeopardy!	♦ Conners	♦ Conners	♦ Conners	♦ Conners	♦ The Rookie		♦ **News**	♦ J.Kimmel
9.1 WUSA (CBS)	♦ **Inside Ed.**	♦ **ET**	♦ **Big Brother**		♦ **Superfan**		♦ So Help Me Todd		♦ **9 News**	(:35) ♦ Colbert
14.1 WFDC (UNI)	♦ La rosa de Guadalupe		♦ **Eternamente amándonos**		♦ **Tierra de esperanza**		♦ **Minas de pasión**		♦ Noticias	♦ **Noticiero**
20.1 WDCA (MNTV)	♦ FamFeud	♦ Family Feud	♦ **Fox 5 News On the Plus**		♦ FamFeud	♦ FamFeud	♦ **Extra**	♦ Simpsons	♦ Dateline	
22.1 WMPT (PBS)	♦ Steven	♦ MotorWeek	♦ **America Outdoors** (SP)		♦ **Dangerous Acts**		♦ Afro Blue	♦ Justice	♦ **Amanpour and Company**	
26.1 WETA (PBS)	♦ **PBS NewsHour**		♦ **America Outdoors** (SP)		♦ NOVA		♦ **Evolution Earth** (P)		♦ **Amanpour and Company**	
32.1 WHUT (PBS)	♦ Daily Drum		♦ American Experience				♦ The Misadventures		♦ BBC News	♦ Story
50.1 WDCW (CW)	♦ Neighbor	♦ black-ish	♦ Whose Line	♦ Whose Line	♦ Penn & Teller: Fool Us		♦ **DC News Now**		♦ Seinfeld	♦ Seinfeld
66.1 WPXW (ION)	♦ Blue Bloods		♦ Blue Bloods		♦ Blue Bloods		♦ Blue Bloods		♦ Blue Bloods	

CABLE CHANNELS

	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
A&E	The First 48		**The First 48**		**Nightwatch**		**Nightwatch**		(:05) The First 48	
AMC	(5:30) Movie: Day After Tom...		Movie: The Rock ★★★ (1996)						Movie: Con Air ★★ (1997)	
Animal Planet	Homestead Rescue		Homestead Rescue		Homestead Rescue		Homestead Rescue		Homestead Rescue	
BET	Celebrity Family Feud		Celebrity Family Feud		**Payne**	**Payne**	**Payne**	**Ms. Pat**	Payne	Payne
Bravo	**Housewives/OC**		**The Real Housewives of Orange County**			**Real Housewives**		Housewives SLC		Housewives
Cartoon Network	King/Hill	King/Hill	King/Hill	Burgers	Burgers	American	American	American	American	Rick
CNN	**E. B. OutFront** (Live)		**Cooper 360** (Live)		**The Source With** (Live)		**CNN Primetime** (Live)		**CNN Tonight** (Live)	
Comedy Central	South Park	South Park	South Park	South Park			**Reno 911!**	**Reno 911!**	South Park	South Park
Discovery	Expedition Unknown		Expedition Unknown		**Expedition X**		**Expedition Bigfoot**		Ghost Adventures	
Disney	Kiff	Kiff	Hamster &	Hamster &	The Villains	The Villains	Ladybug	Ladybug	The Villains	The Villains
E!	Modern Fam.	Modern Fam.	Modern Fam.	Modern Fam.	Modern Fam.	Mod Fam	Mod Fam	Mod Fam	**E! News**	Saved/Bell
ESPN	**2023 U.S. Open Tennis** Quarterfinals (Live)								**SportsCenter** (Live)	
ESPN2	Why Not Us	Why Not Us	Why Not Us	Why Not Us	Why Not Us	Why Not Us	Why Not Us	Why Not Us	NFL Live	
Food Network	Guy's Grocery Games		Guy's Grocery Games		**All-Star**		**Battle of the Decades**		Guy's Grocery Games	
Fox News	**The Ingraham Angle** (Live)		**Jesse Watters** (Live)		**Hannity** (Live)		**Gutfeld!**		**Fox News at Night** (Live)	
Freeform	The Office	The Office	Movie: Jurassic World: Fallen Kingdom ★★ (2018)						**The 700 Club**	
FX	(5:00) Movie: Enemy of the ...		Movie: The Avengers ★★★ (2012)						Movie: The Wolverine ★★	
Hallmark	(6:00) Movie: Perfect Bride		Movie: You Had Me at Aloha (2021)				Golden Girls	Golden Girls	Golden Girls	Golden Girls
Hallmark M&M	Garage Sale Mysteries				Movie: Garage Sale Mystery: The Deadly Room (2015)				Murder, She Wrote	
HBO	(:10) Winning Time		Movie: The Conjuring ★★★ (2013)				(:55) Movie: The Nun ★★ (2018)			(:35) Hard
HGTV	Bargain Block		**Bargain Block**		**Bargain Block**		**Hunters**	**Hunters**	Hunters	Hunters
History	(5:30) Ancient Empires		**Ancient Empires** (SF)				(:05) Dark Marvels		(:05) Dark Marvels	
Lifetime	Castle		Castle		Castle		(:05) Castle		(:05) Castle	
MASN	**MLB Baseball** New York Mets at Washington Nationals (Live)					**Nats Xtra**	**Baseball** Baltimore Orioles at Los Angeles Angels (Live)			
MSNBC	**The ReidOut** (Live)		**All In With** (Live)		**Alex Wagner Tonight** (Live)		**Last Word** (Live)		**11th Hour** (Live)	
MTV	Teen Mom: The		**Teen Mom: The**		Movie: Couples Retreat ★★ (2009)					Ridiculous
Nat'l Geographic	To Catch a Smuggler: Rome		To Catch a Smuggler: Rome		**To Catch a Smuggler**		To Catch a Smuggler		To Catch a Smuggler	
NBC SportsNet WA	Basketball Washington Mystics at Phoenix Mercury				Pure Outdoor	Short List	Immortals	Greatest	WNBA Basketball	
Nickelodeon	**Dylan** (SP)	**Slimetime**	SpongeBob	SpongeBob	Friends	Friends	Friends	Friends	Friends	Friends
NWSN	**On Balance**		**Cuomo**		**Dan Abrams Live** (Live)		**Banfield**		Cuomo	
PARMT	Two Men	Two Men	Movie: Tombstone ★★★ (1993)						Movie: The Lincoln Lawyer	
Syfy	(5:15) Movie: Mummy Returns		(:15) Movie: The Mummy: Tomb of the Dragon Emperor ★★ (2008)					(:45) Movie: The Scorpion King ★★		
TBS	Big Bang	Big Bang	**All Elite Wrestling: Dynamite** (Live)				Sheldon	Sheldon	Sheldon	Sheldon
TCM	(6:00) Movie: Cabin in the Sky		Movie: I Could Go on Singing ★★ (1963)				Movie: The Spanish Gardener ★★ (1957)			
TLC	Too Large		Too Large		Too Large		Hoarding: Buried Alive		Hoarding: Buried Alive	
TNT	Lucifer		Movie: Transformers ★★★ (2007)						Movie: Mortal Kombat ★★	
Travel	Paranormal Cam.		Paranormal Cam.		Paranormal Cam.		Paranormal Cam.		Paranormal Cam.	
TruTV	Imp. Jokers	Imp. Jokers	Imp. Jokers	Imp. Jokers	Imp. Jokers	Imp. Jokers	Movie: Dumb & Dumber ★★★ (1994)			
TV Land	Raymond	Raymond	Raymond	Raymond	Raymond	Raymond	Raymond	Raymond	(:05) King	(:40) King
TV One	Cosby Show	Cosby Show	ATL Homicide		ATL Homicide		ATL Homicide		ATL Homicide	
USA Network	Law & Order: SVU		Law & Order: SVU		Law & Order: SVU		Law & Order: SVU		Law & Order: SVU	
VH1	(6:30) Movie: Tyler Perry's Madea's Witness Protection				Movie: Hustlers ★★★ (2019)					Hip Hop
WNC8	True Crime	Memory	7News at 6	Paid Prog.	**SportsTalk**	**World News**	**WJLA News**	Celebs	**The National Desk** (Live)	

LEGEND: Bold indicates new or live programs ♦ High Definition Movie Ratings (from TMS) ★★★★ Excellent ★★★ Good ★★ Fair ★ Poor No stars: not rated

Husband moved 5 states away to help his mom and shows no sign of returning

Ask Amy
AMY DICKINSON

Dear Amy: A year ago, my mother-in-law's live-in companion died by suicide. He was 88 and had just gotten a terminal diagnosis. My husband took a three-month leave of absence from his job and went to get his mother moved out of her companion's house and into her nearby home. (The location is five states away.)

Her house is in an upscale neighborhood and is probably worth a substantial amount. My husband had discussed either selling the house and having her move closer to us or getting an assisted-living apartment. (She does need assistance.)

I have two grown children, and he has three from a previous marriage. We also have grandchildren. They all live close to our town. I cannot retire for at least five more years.

Well, my husband got a job in his mother's town and never left!

He remodeled the second bathroom of his mother's home in the style I wanted our bathroom done. He keeps saying I could come there to live. I have told him that I am not willing to move there. Our home is here, and so is our family. All our grandkids are here. His youngest son still lives with me and helps out with home maintenance. I have no desire to leave.

It has been one year now, and I am sick of this. He will not tell his mother that she needs to sell her home and either come here or get an assisted-living apartment there if she wants to stay where she is. My friends think I should divorce him, and some of my family have mentioned that as well. I will never divorce him.

I will wait until she passes, and then he will have no reason to stay there. Is he being unreasonable?

— Lonely and Angry

Lonely: You are focused on whether your husband is being reasonable, but that is beside the point. He has made a choice, reasonable or not, that affects you profoundly.

Your husband has a job and a renovated home in his mother's town. Even after her death, he could supply reasons to stay where he is. He has chosen to live elsewhere and to be with his mother in her elder years. Many couples do continue on in marriage through geographical separation. I suggest that (if possible) you should have your own home renovated in the style you prefer. Give yourself that dream bathroom!

Down the road, you and your husband can revisit the choice to live separately, based on your own needs and preferences. You have the right to make your own "unreasonable" choice, including — if you want — the decision to stay married through this separation.

Dear Amy: I'm a divorced man in his mid-60s who is involved with a woman of the same age. We've been dating for about a year and enjoy our time together.

We held hands and made out on the first date and began sleeping together after our second date. We have exchanged house keys and made room for each other in our closets and dressers.

I've recently noticed that her kisses and hugs aren't as compassionate and that we haven't had sex in almost a month. I've asked her numerous times whether everything is okay, and she has responded yes every time. She knows that there is almost zero chance of getting pregnant, because my ex insisted that I get a vasectomy.

Any thoughts on her sudden changes in behavior?

— Curious in Virginia

Curious: If your partner is your age (mid-60s) and you've had a vasectomy, then yes — I agree that a fear of pregnancy is definitely not the root of your problem.

You can tell by her behavior that she is pulling away, but she isn't brave enough to tell you why. I suggest that, rather than pushing, you give her some space. Talking honestly about problems or issues in the relationship is an important aspect of intimacy. Without that, the space between you will only grow.

Dear Amy: Regarding people who are always late, we had wonderful friends who were always late to our parties. I got the brilliant idea to ask them to arrive half an hour early. Well, this time they made an extreme effort and were on time!

My husband and I finished dressing, and the party started with laughter as they told everyone about the joke played on all of us.

— Still Laughing

Laughing: I love this one.

Amy's column appears seven days a week at *washingtonpost.com/advice*. Write to *askamy@amydickinson.com* or Amy Dickinson, P.O. Box 194, Freeville, N.Y. 13068. You can also follow her *@askingamy*.

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the GUIDE to the Lively Arts

SHOW NAME	DATES & TIMES	DESCRIPTION	DETAILS	PRICE	ADDITIONAL
MUSIC - CONCERTS					
THE US ARMY BAND PERSHING'S OWN **Come Together** US/UK Army Rock Bands Collaborate in Market Square	SATURDAY September 9 4PM *check Army Band social media for rain cancellation	The premier rock bands from the British and U.S. Armies join forces for a fun afternoon of original tunes and pop/rock staples. Join us in Market Square for a great afternoon of friendship as we come together through music!	**Market Square | Old Town Alexandria, VA 300 King St, Alexandria, VA** **usarmyband.com**	ALWAYS FREE	Check full schedule at usarmyband.com
THE US ARMY BAND PERSHING'S OWN **Georgetown Friday Music Series** Army Strings with David Kim	FRIDAY September 8 12:30PM *check Army Band social media for rain cancellation	Summer's Last Shadow featuring works by Simon, Vivaldi, Piazzolla, Schubert, and Elgar with special guest David Kim, Concertmaster of Philadelphia Symphony Orchestra. Get free tickets from Eventbrite link at usarmyband.com	**Gonda Theatre Davis Performing Arts Ctr. Old North Way Washington, DC 20057** **usarmyband.com**	ALWAYS FREE	Check full schedule at usarmyband.com

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• Monday in Style. deadline: Friday, 12 noon • Tuesday in Style. deadline: Mon., 12 noon • Wednesday in Style. deadline: Tues., 12 noon
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Hidden in gift from boyfriend was the expensive price tag

Miss Manners
JUDITH MARTIN, JACOBINA MARTIN AND NICHOLAS IVOR MARTIN

Dear Miss Manners: I received the most beautiful earrings from a new boyfriend for my birthday. When I opened the box to wear them, there was a price tag hidden in the jewelry box itself. I am sure he did not see it to remove it.

The jewelry was significantly more expensive than I had expected. There is a little guilt now, knowing the price and not saying anything. Do I say anything or let it be?

As the price does not, from an etiquette point of view, affect their value — even if the Hope Diamond hung from one of the earrings — Miss Manners can only conclude that you felt your thanks were inadequate to the emotion being expressed.

She will leave it to your mother to explain what is implicitly communicated by accepting expensive presents from beaus.

If you keep the earrings anyway, she counsels another, more effusive, round of thanks next time you wear them — without mentioning that you now know their value for insurance purposes.

Dear Miss Manners: A young colleague is expecting her first child. I am very happy for her, although I feel conflicted about how the celebration has been communicated. She invited colleagues to purchase items from her registry by the date of her baby shower — to which there was no invitation. This communication went out via office email. I should add that this colleague's superior is the head of human resources.

Is it appropriate to ask for contributions for an event you were not even invited to?

In descending order, Miss Manners is not fond of: mandated socializing at the workplace, dunning anyone for gifts, and gift registries. Dunning non-guests had not previously made her list, but we can add it.

Having it done by someone at work in a position that carries professional authority over the victims is both rude and a terrible employment practice — something she would recommend bringing to the attention of human resources were they not, themselves, the offenders.

Dear Miss Manners: My husband and I recently ate with family at a fine-dining restaurant. We have been there several times, and the food is excellent. The only problem I have is that I do not enjoy watching the chef prepare dishes tableside. The process is intrusive, and I do not like the cooking smells and the fire so close to the table.

Do you think it would be rude to ask that our food be prepared in the kitchen and then served at the table?

Fine dining and dinner-and-a-show are generally opposite extremes in formality. But Miss Manners recognizes that flambeing the dessert can be done without the cook also cleaning his hands on your napkin before tossing it back onto your lap.

If you see the server reaching for a match, you are certainly free to ask that the preparation not be done at the table. So long as you have the strength to ignore the disappointed look on the waiter's face.

New Miss Manners columns are posted Monday through Saturday on *washingtonpost.com/advice*. You can send questions to Miss Manners at her website, *missmanners.com*. You can also follow her *@RealMissManners*.

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MOVIE DIRECTORY

(!) No Pass/No Discount Ticket

Wednesday, September 6, 2023
www.washingtonpost.com/movies

DISTRICT

AMC Georgetown 14
3111 K Street N.W.
- Barbie (PG-13) CC: 2:05-4:45-7:25-10:05
- Mission: Impossible - Dead Reckoning Part One (PG-13) CC: 2:30-6:00-9:30
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) CC: 2:15-4:40-7:35-10:00
- Oppenheimer (R) CC: 2:00-6:00-9:25
- Blue Beetle (PG-13) CC: 1:50-4:35-9:50
- The Equalizer 3 (R) CC: 3:20-10:00
- Elemental (PG) CC: 2:20
- Gran Turismo: Based On a True Story (PG-13) CC: 1:45-4:45-7:45-10:00
- Golda (PG-13) CC: 2:00-4:30-7:00-9:25
- Bottoms (R) CC: 2:45-5:10-10:00
- Retribution (R) CC: 1:45
- They Live 35th Anniversary (R) 7:00
- The Good Mother (R) 5:25
- AXCN: Perfect Blue 25th Anniversary - Satoshi Kon Fest 7:30
- Jurassic Park - 30th Anniversary 3D (PG-13) CC: 2:25
- Blue Beetle (PG-13) OC: 7:05
- Strays (R) OC: 7:35
- The Equalizer 3 (R) CC: 1:45-4:17-8:30-9:45
- Talk to Me (R) OC: 9:55
- Bottoms (R) OC: 7:40
- A Haunting in Venice (PG-13) 7:00

Alamo Drafthouse Cinema - DC Bryant Street
630 Rhode Island Ave NE
- Pee-Wee's Big Adventure (PG) 7:00
- Barbie (PG-13) 3:15-5:15-6:30-9:45
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) 3:00-6:15-10:15
- Oppenheimer (R) 3:30-7:45
- Blue Beetle (PG-13) 1:45
- The Equalizer 3 (R) 5:30-8:00-8:45
- Gran Turismo: Based On a True Story (PG-13) 3:15-6:45-9:30
- Bottoms (R) 3:00-5:00-6:00-8:30-9:15
- The Equalizer 3 (R) 4:00-10:00
- Bottoms (R) 2:00
- The Equalizer 3 (R) 2:30

Angelika Pop-Up at Union Market
550 Penn Street NE - Unit E
- Kiki's Delivery Service (Majo no takkyubin) (1989) (NR) 7:30
- Barbie (PG-13) 1:30-4:25
- The Equalizer 3 (R) 1:00-2:00-4:00-4:30-7:15

Avalon Theatre
5612 Connecticut Avenue
- Oppenheimer (R) 12:00-3:45
- Bobi Wine: The People's President (PG-13) 8:00
- Golda (PG-13) 12:45-3:05-5:25-7:45

Landmark Atlantic Plumbing Cinema
807 V Street Northwest
- Barbie (PG-13) 4:50-7:10-7:50
- Oppenheimer (R) 4:00-7:30
- The Equalizer 3 (R) 4:10-5:00-7:00-7:40
- Gran Turismo: Based On a True Story (PG-13) 7:20
- Barbie (PG-13) 4:20
- Gran Turismo: Based On a True Story (PG-13) 4:30

Landmark E Street Cinema
555 11th Street Northwest
- Barbie (PG-13) 7:25
- Oppenheimer (R) 3:00-6:45
- The Equalizer 3 (R) 3:30-7:30
- Joyland 7:35
- BlackBerry (R) 3:25
- Golda (PG-13) 4:10-7:25
- Theater Camp (PG-13) 3:00-7:45
- Bottoms (R) 3:15-4:00-7:15
- Barbie (PG-13) 3:15

Regal Gallery Place
701 Seventh Street Northwest
- Barbie (PG-13) 12:20-3:20-6:20-9:10
- Mission: Impossible - Dead Reckoning Part One (PG-13) 8:30
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) 12:10-5:50
- Oppenheimer (R) 1:10
- Blue Beetle (PG-13) 11:55-3:00-5:25-8:35
- Strays (R) 11:50-2:30-6:20-8:50
- Elemental (PG) 12:45-3:45
- The Equalizer 3 (R) 12:00-3:00-6:00-9:00
- Gran Turismo: Based On a True Story (PG-13) 12:50-4:20-8:10
- Bottoms (R) 12:00-2:50-6:00-9:00
- Retribution (R) 6:30-9:10
- They Live 35th Anniversary (R) 7:00
- Oppenheimer 70mm (R) 11:50-3:50-7:50
- Never Give Up OC: 12:40-3:20-6:10
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) OC: 3:00
- The Equalizer 3 (R) 12:30-1:00-1:30-3:35-4:00-4:30-7:30; 7:00

MARYLAND

AFI Silver Theatre Cultural Center
8633 Colesville Road
- Risky Business (1983) (R) 9:10
- Oppenheimer (R) OC: 3:45; 12:00-7:30
- Golda (PG-13) 12:30-2:40-4:50
- Citizen Kane (PG) 4:00
- The Iron Giant: Signature Edition (2015) (PG) 11:00AM
- Goodfellas (R) 1:00
- Heat (1995) (R) 6:30
- Hail Mary 9:45
- AXCN: Perfect Blue 25th Anniversary - Satoshi Kon Fest 7:20

AMC Academy 8
6198 Greenbelt Road
- Barbie (PG-13) CC: 1:45-4:10-7:40-9:50
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) CC: 1:20-4:30-7:50-10:40
- Oppenheimer (R) CC: 12:45-4:00-7:10-10:15
- Blue Beetle (PG-13) CC: 4:40-6:50-10:20
- Meg 2: The Trench (PG-13) CC: 1:50-4:50-7:50-11:00
- The Equalizer 3 (R) CC: 1:30-4:15-7:00
- Gran Turismo: Based On a True Story (PG-13) CC: 1:00-4:00-7:20-10:30
- Blue Beetle (PG-13) 1:10
- The Equalizer 3 (R) 9:45

AMC Annapolis Mall 11
1020 Annapolis Mall Road
- Barbie (PG-13) CC: 11:00-1:45-4:05-7:30-9:20
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) CC: 11:00-1:30-4:00-6:30-9:00
- Oppenheimer (R) CC: 9:30
- Blue Beetle (PG-13) CC: 11:20-2:20-4:30-9:45
- Strays (R) CC: 12:10-2:30-5:00-7:25-10:10
- Meg 2: The Trench (PG-13) CC: 11:45-10:30
- The Equalizer 3 (R) CC: 11:00-12:00-1:40-2:40-4:20-5:20-7:00-8:00-9:40-10:40
- Gran Turismo: Based On a True Story (PG-13) CC: 11:50-3:00-6:10-9:50
- Bottoms (R) CC: 11:15-1:35-5:30-8:10-10:30
- Retribution (R) CC: 2:30-4:50-7:10
- Oppenheimer 70mm (R) 11:00-2:50-6:40
- Blue Beetle (PG-13) OC: 6:50

AMC Center Park 8
4001 Powder Mill Rd.
- Barbie (PG-13) CC: 1:45-4:40-7:20-10:00
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) CC: 2:00-4:50-7:30-10:20
- Oppenheimer (R) CC: 12:45-4:10-6:50-10:00
- Blue Beetle (PG-13) CC: 1:15-4:40-7:40-10:30
- The Equalizer 3 (R) CC: 1:30-2:45-4:15-5:30-7:00-8:15-9:45-10:50
- Gran Turismo: Based On a True Story (PG-13) CC: 1:00-4:00-7:10-10:10
- Retribution (R) CC: 1:50-4:30-8:00-10:40

AMC Columbia 14
10300 Little Patuxent Parkway
- Barbie (PG-13) CC: 1:20-3:20-6:20-9:20
- Mission: Impossible - Dead Reckoning Part One (PG-13) CC: 5:30-8:45
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) CC: 1:10-4:15-6:50-9:20
- Oppenheimer (R) CC: 1:30-4:30-8:30
- The Little Mermaid (PG) CC: 4:00
- Blue Beetle (PG-13) CC: 1:00-3:25-6:25-9:25
- Strays (R) CC: 1:20-7:00-9:25
- Meg 2: The Trench (PG-13) CC: 6:25-9:10
- The Equalizer 3 (R) CC: 3:00-6:00-8:45
- The Equalizer 3: The IMAX 2D Experience (R) CC: 1:15-4:00-6:45-9:30
- Elemental (PG) CC: 1:00-3:45
- Gran Turismo: Based On a True Story (PG-13) CC: 1:00-2:50-6:15-9:20
- Golda (PG-13) CC: 3:45
- Talk to Me (R) CC: 9:25
- Retribution (R) CC: 1:00-3:50-6:25-9:15
- They Live 35th Anniversary (R) 7:00
- The Good Mother (R) 1:00-7:05
- Jurassic Park - 30th Anniversary 3D (PG-13) CC: 1:00-4:00
- The Equalizer 3 (R) CC: 2:15-5:00; 7:45

AMC DINE-IN Rio Cinemas 18
9811 Washingtonian Center
- Barbie (PG-13) CC: 12:45-3:45-6:40-9:30
- Mission: Impossible - Dead Reckoning Part One (PG-13) CC: 2:50-9:15
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) CC: 12:00-5:00-7:05
- Oppenheimer (R) CC: 1:00-5:00-9:00
- The Little Mermaid (PG) CC: 9:15
- Blue Beetle (PG-13) CC: 12:30-3:30-6:30-9:30
- Strays (R) CC: 12:00-2:25-4:50-7:20-9:45
- Meg 2: The Trench (PG-13) CC: 12:00-6:25
- The Equalizer 3: The IMAX 2D Experience (R) CC: 1:00-4:00-7:00-9:45
- Elemental (PG) CC: 1:20-4:15
- Gran Turismo: Based On a True Story (PG-13) CC: 12:10-3:15-6:20-9:25
- Haunted Mansion (PG-13) CC: 12:00
- Golda (PG-13) CC: 3:15-6:00
- Talk to Me (R) CC: 12:15-2:45-5:15-7:45
- Bottoms (R) CC: 1:30-4:00-6:30-9:00
- Retribution (R) CC: 12:15-2:35-5:00-7:20-9:45
- Sound of Freedom (PG-13) CC: 9:35
- They Live 35th Anniversary (R) 7:00
- The Incredibles (2004) Disney100 (PG) 1:00-4:00-6:45-9:30
- Teenage Mutant Ninja Turtles: Mutant Mayhem 3D (PG) CC: 2:30
- AXCN: Perfect Blue 25th Anniversary - Satoshi Kon Fest 7:30
- No More Bets 2:55-6:00
- Jurassic Park - 30th Anniversary 3D (PG-13) CC: 4:00-9:45
- Zombie Town (R) 12:30-8:45
- The Equalizer 3 (R) CC: 1:20-2:00-5:00; 8:00

AMC Loews St. Charles Town Ctr. 9
11115 Mall Circle
- Barbie (PG-13) CC: 12:30-3:15-6:00-8:45
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) CC: 2:30-5:00
- Blue Beetle (PG-13) CC: 1:00-4:00-7:00
- Strays (R) CC: 2:45-5:15
- Meg 2: The Trench (PG-13) CC: 12:00-7:45
- The Equalizer 3 (R) CC: 12:00-12:30-2:45-3:15-5:30-6:00-8:15-8:45
- Gran Turismo: Based On a True Story (PG-13) CC: 12:45-4:00-7:15
- Retribution (R) 12:30-3:00-5:30-8:00
- Teenage Mutant Ninja Turtles: Mutant Mayhem 3D (PG) CC: 12:00-7:30
- Elemental (PG) 3:15-8:30
- Talk to Me (R) 12:45-6:00

AMC Magic Johnson Capital Center 12
800 Shoppers Way
- Barbie (PG-13) CC: 1:00-3:45-6:30-9:20
- The Equalizer 3 (R) CC: 12:45-3:30-6:15
- The Equalizer 3: The IMAX 2D Experience (R) CC: 1:30-4:15-7:00-9:45
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) CC: 1:15-3:45-6:15-8:45
- Oppenheimer (R) CC: 12:30-4:40-8:30
- The Little Mermaid (PG) CC: 6:50
- Blue Beetle (PG-13) CC: 12:20-3:20-6:20-9:20
- Strays (R) CC: 2:15-6:45
- Meg 2: The Trench (PG-13) CC: 4:20-7:10
- Elemental (PG) CC: 1:30-4:15
- Gran Turismo: Based On a True Story (PG-13) CC: 12:15-3:20-6:25-9:35
- Talk to Me (R) CC: 1:15-10:00
- The Hill (PG) CC: 10:00
- Retribution (R) CC: 12:40-3:00-5:20-7:40-10:00
- Sound of Freedom (PG-13) CC: 3:40
- They Live 35th Anniversary (R) 7:00
- Jurassic Park - 30th Anniversary 3D (PG-13) CC: 3:45-9:15
- Zombie Town (R) 9:30
- The Equalizer 3 (R) OC: 9:00

AMC Montgomery 16
7101 Democracy Boulevard
- Barbie (PG-13) CC: 2:00-4:45-7:45-10:30
- Mission: Impossible - Dead Reckoning Part One (PG-13) CC: 8:45
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) CC: 2:15-4:45-7:45
- Oppenheimer (R) CC: 2:10-6:00-9:30
- Blue Beetle (PG-13) CC: 2:15-4:30-7:30-10:30
- Strays (R) CC: 2:30-5:30-8:00-10:20
- Meg 2: The Trench (PG-13) CC: 3:00-9:50
- The Equalizer 3 (R) CC: 4:00-5:30-8:15-9:30
- Elemental (PG) CC: 4:30-7:15
- Gran Turismo: Based On a True Story (PG-13) CC: 2:35-4:40-7:15-9:55
- Indiana Jones and the Dial of Destiny (PG-13) CC: 10:10
- Haunted Mansion (PG-13) CC: 10:15
- Golda (PG-13) CC: 2:25-5:00-7:35
- Talk to Me (R) CC: 10:00
- The Hill (PG) CC: 5:45-10:05
- Bottoms (R) CC: 2:05-5:15-7:40-10:25
- Retribution (R) CC: 2:20-5:35-7:55-10:15
- The Good Mother (R) 2:00-5:00-7:30
- No More Bets 3:15-6:30
- The Little Mermaid (2023) Sing Along (PG) CC: 2:30
- The Equalizer 3 (R) OC: 6:45; 2:45

Cinemark Egyptian 24 and XD
7000 Arundel Mills Circle
- Harry Potter and the Deathly Hallows - Part 1 (PG-13) 6:00
- Barbie (PG-13) 10:50-11:20-1:40-2:10-4:30-7:20-7:50-10:10
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) 10:05-10:55-1:40-4:20-9:50
- Oppenheimer (R) 10:30-2:35-10:35
- Blue Beetle (PG-13) 10:30-1:35-2:05-4:40-10:50
- Strays (R) 11:00-1:30-4:10-10:10
- Meg 2: The Trench (PG-13) 10:15-1:10-4:05-10:05
- The Equalizer 3 (R) XD: 10:35-1:25-4:15-7:15-10:00; 9:15; 9:15; 10:10-11:00-11:25-1:00-1:55-2:15-3:55-4:40-5:30-7:40-8:00-8:25-10:25-10:45; 5:05; 11:50-2:40
- Elemental (PG) 12:30-3:15
- Gran Turismo: Based On a True Story (PG-13) 10:45-12:50-4:00-7:10-10:20
- Kushi (Telugu) 10:30-6:40-10:25
- Haunted Mansion (PG-13) 10:20-1:20-4:20
- Golda (PG-13) 11:15-2:00-4:45
- Talk to Me (R) 10:45-1:20-4:05-9:40
- The Hill (PG) 10:40-1:45-4:50
- Bottoms (R) 10:40-1:10-3:40-9:35
- Miss Shetty Mr Polishetty (Telugu) 7:00-10:30
- Retribution (R) 10:00-11:55-2:25-4:55-10:15
- Sound of Freedom (PG-13) 10:15-1:25-4:35
- AXCN: Perfect Blue 25th Anniversary - Satoshi Kon Fest 7:15
- Jurassic Park - 30th Anniversary 3D (PG-13) 7:45-11:00
- Zombie Town (R) 10:05-10:25
- Harry Potter and the Deathly Hallows - Part 1 (PG-13) 6:00
- Barbie (PG-13) OC: 5:00
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) OC: 7:00
- The Last Voyage of the Demeter (R) 7:55-10:50
- Oppenheimer (R) OC: 6:35
- Blue Beetle (PG-13) OC: 7:45
- The Equalizer 3 (R) XD: 10:35-1:25-4:15-7:15-10:00
- Elemental (PG) 12:30-3:15
- Haunted Mansion (PG-13) OC: 7:25
- Golda (PG-13) OC: 7:25
- Bottoms (R) OC: 7:05
- Miss Shetty Mr Polishetty (Telugu) XD: 6:00-9:30
- Retribution (R) OC: 7:35
- They Live 35th Anniversary (R) 7:00
- The Incredibles (2004) Disney100 (PG) 10:00-12:55-3:50-6:45
- RDX: Robert Dony Xavier 9:40
- No More Bets 2:20-10:40

Cinépolis Gaithersburg
629 Center Point Way
- La La Land (PG-13) 6:40
- Barbie (PG-13) 1:30-7:00-10:15
- Mission: Impossible - Dead Reckoning Part One (PG-13) 2:20-10:00
- Oppenheimer (R) 2:40-4:40-9:00
- Blue Beetle (PG-13) 1:00-4:20-7:40
- Strays (R) 3:00-6:00-9:00
- The Equalizer 3 (R) 1:00-2:00-4:00-5:00-7:00-8:00-10:00
- Elemental (PG) 3:20-6:20
- Gran Turismo: Based On a True Story (PG-13) 1:45-5:20-8:40
- The Hill (PG) 9:30

Landmark Bethesda Row Cinema
7235 Woodmont Avenue
- Barbie (PG-13) 1:15-2:00-3:45-4:30-6:30-7:15
- Mission: Impossible - Dead Reckoning Part One (PG-13) 1:00-4:05-7:00
- Oppenheimer (R) 1:00-3:15-4:00-7:00
- The Equalizer 3 (R) 1:00-2:00-4:30-6:45-7:30
- Joyland 4:15
- BlackBerry (R) 1:30-7:30
- Golda (PG-13) 1:45-4:40-7:45

Landmark at Annapolis Harbour Center
2474 Solomons Island Road Unit H-1
- Barbie (PG-13) 1:00-2:00-3:45-4:40-6:30-7:15
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) 1:40-4:20-7:05
- Oppenheimer (R) 12:45-3:20-7:00
- The Equalizer 3 (R) 1:30-4:15-6:45-7:30
- Elemental (PG) 12:50-4:30
- Gran Turismo: Based On a True Story (PG-13) 1:05-3:55-7:20
- Joyland 1:45
- BlackBerry (R) 4:30-7:10
- The Hill (PG) 1:15-7:25
- Sound of Freedom (PG-13) 4:10

Old Greenbelt Theatre
129 Centerway
- Golda (PG-13) 7:15
- The Adults (R) 7:30

Phoenix Theatres Marlow 6
3899 Branch Avenue
- Barbie (PG-13) 2:35-5:15-8:20
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) 4:30
- Blue Beetle (PG-13) 1:55-4:40-7:35
- Strays (R) 6:55
- Meg 2: The Trench (PG-13) 5:30
- The Equalizer 3 (R) 2:30-3:00-5:00-7:30-8:30
- Elemental (PG) 2:05
- Gran Turismo: Based On a True Story (PG-13) 3:30-6:30

Regal Cinemas Majestic Stadium 20 & IMAX
900 Ellsworth Drive
- The Equalizer 3 (R) OC: 12:00
- Barbie (PG-13) 12:25-3:15-6:10-9:05
- Mission: Impossible - Dead Reckoning Part One (PG-13) 9:20
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) 12:40-3:15
- Rocky Aur Rani Kii Prem Kahaani 1:40
- Mastaney (Punjabi) 5:35-9:00
- Oppenheimer (R) 12:15-4:25-8:25
- Blue Beetle (PG-13) 12:30-3:35-9:45
- Strays (R) 9:15
- Meg 2: The Trench (PG-13) 5:45
- The Equalizer 3 (R) 12:20-12:50-1:50-2:20-2:50-3:10-3:40-4:40-5:10-5:40-6:00-6:30-7:30-8:00-8:30-9:00-9:20-9:45
- The Equalizer 3: The IMAX 2D Experience (R) 1:20-4:10-7:00-9:50
- Elemental (PG) 12:05-2:50
- Gran Turismo: Based On a True Story (PG-13) 12:00-3:10-6:25-9:40
- Kushi (Telugu) 4:10-8:10
- Golda (PG-13) 1:05-3:50-6:40
- Talk to Me (R) 10:00
- The Hill (PG) 12:55
- Bottoms (R) 1:10-4:00-6:40-9:20
- Miss Shetty Mr Polishetty (Telugu) 6:00-9:30
- Retribution (R) 9:10
- They Live 35th Anniversary (R) 7:00
- The Good Mother (R) 1:25-3:50-6:20-8:50
- The Incredibles (2004) Disney100 (PG) 12:10-3:10-6:10
- AXCN: Perfect Blue 25th Anniversary - Satoshi Kon Fest 7:15
- No More Bets 12:05-3:25-6:45
- Never Give Up 12:50-3:20

Regal Germantown
20000 Century Boulevard
- Barbie (PG-13) 12:25-3:20-6:10
- Mission: Impossible - Dead Reckoning Part One (PG-13) 8:40
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) 12:15-3:10-5:40
- Rocky Aur Rani Kii Prem Kahaani 8:50
- Oppenheimer (R) 12:30-4:20-8:10
- Blue Beetle (PG-13) 12:10-4:00-7:20
- Meg 2: The Trench (PG-13) 12:00
- The Equalizer 3 (R) 12:50-1:20-1:50-2:20-3:00-3:30-4:10-4:40-5:20-5:50-6:30-7:00-8:00-8:30-9:10
- Elemental (PG) 12:20-3:40
- Gran Turismo: Based On a True Story (PG-13) 2:50-9:05
- Kushi (Telugu) 1:00-5:00-9:00
- Retribution (R) 6:20
- Miss Shetty Mr Polishetty (Telugu) 6:00
- The Equalizer 3 (R) OC: 12:05
- AXCN: Perfect Blue 25th Anniversary - Satoshi Kon Fest 7:30

Regal Hyattsville Royale
6505 America Blvd.
- Barbie (PG-13) 12:10-3:15-6:20-9:20
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) 12:50-3:20-5:50
- Oppenheimer (R) 12:00-4:20-8:20
- Blue Beetle (PG-13) 12:20-3:10-6:10-9:10
- Meg 2: The Trench (PG-13) 4:10-8:00
- The Equalizer 3 (R) 12:00-12:30-1:00-1:30-3:00-3:30-4:00-5:00-6:00-6:30-7:20-8:10-9:00-9:35
- Elemental (PG) 1:20-4:30-7:30
- Gran Turismo: Based On a True Story (PG-13) 12:40-3:50-7:40
- Talk to Me (R) 8:40
- The Hill (PG) 1:10
- Retribution (R) 12:45-3:40
- AXCN: Perfect Blue 25th Anniversary - Satoshi Kon Fest 7:30

Regal Laurel Towne Centre
14716 Baltimore Avenue
- Barbie (PG-13) 11:40-2:30-5:30-9:00
- Mission: Impossible - Dead Reckoning Part One (PG-13) 8:50
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) 12:20-3:00-6:00
- Oppenheimer (R) 12:10-4:15-8:30
- Blue Beetle (PG-13) 1:50-5:00-8:20
- Strays (R) 9:35
- Meg 2: The Trench (PG-13) 12:30-3:30-6:30
- The Equalizer 3 (R) 11:30-12:00-1:00-1:40-2:20-2:50-3:20-3:50-4:45-5:15-5:50-6:20-6:50-7:30-8:10-8:40-9:10-9:40
- Elemental (PG) 12:40
- Gran Turismo: Based On a True Story (PG-13) 1:20-4:30-8:00
- The Hill (PG) 11:50-3:10
- Retribution (R) 6:40-9:20

Regal Rockville Center
199 East Montgomery Avenue
- Barbie (PG-13) 12:10-2:50-6:10-9:00
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) 12:30-3:00
- Oppenheimer (R) 12:20-4:20-8:20
- Blue Beetle (PG-13) 11:50-2:40-6:00-9:10
- Strays (R) 9:30
- The Equalizer 3 (R) 11:55-12:40-1:20-2:00-2:30-3:30-5:00-5:30-6:30-7:10-7:50-8:30-9:20
- Gran Turismo: Based On a True Story (PG-13) 12:05-3:20-6:40
- Golda (PG-13) 2:10-4:50
- Retribution (R) 4:10
- They Live 35th Anniversary (R) 7:00
- No More Bets 12:00-3:10-6:20
- AXCN: Perfect Blue 25th Anniversary - Satoshi Kon Fest 7:30

Regal Waugh Chapel & IMAX
1419 South Main Chapel Way
- Barbie (PG-13) 12:40-3:50-6:50-10:00
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) 1:40-4:20-7:10-9:50
- Oppenheimer (R) 1:00-5:00-9:00
- Blue Beetle (PG-13) 12:05-3:15-6:20-9:30
- Strays (R) 12:25-4:00-6:40-9:10
- Meg 2: The Trench (PG-13) 3:30-9:35
- The Equalizer 3 (R) 12:20-12:50-2:40-3:10-3:40-5:30-6:00-8:20-8:50-9:20
- The Equalizer 3: The IMAX 2D Experience (R) 1:20-4:10-7:00-9:50
- Elemental (PG) 12:45
- Gran Turismo: Based On a True Story (PG-13) 12:30-3:00-6:15-9:40
- Retribution (R) 12:00-3:45-6:45-9:25
- They Live 35th Anniversary (R) 7:00
- Jurassic Park - 30th Anniversary 3D (PG-13) 12:10
- AXCN: Perfect Blue 25th Anniversary - Satoshi Kon Fest 7:30

Regal Westview & IMAX
5243 Buckeystown Pike
- Barbie (PG-13) 11:20-1:00-4:00-7:15
- Mission: Impossible - Dead Reckoning Part One (PG-13) 3:50
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) 11:45-2:20-5:00
- Oppenheimer (R) 11:40-2:10-6:15-8:00
- Blue Beetle (PG-13) 12:00-3:30-6:45
- Strays (R) 9:45
- Meg 2: The Trench (PG-13) 7:45
- The Equalizer 3 (R) 1:20-4:10-7:00-9:50
- The Equalizer 3: The IMAX 2D Experience (R) 12:20-3:10-6:00-8:50
- Gran Turismo: Based On a True Story (PG-13) 11:50-3:00-6:30-9:40
- They Live 35th Anniversary (R) 6:55
- The Equalizer 3 (R) 11:30-12:50-2:20-5:10-8:15; 3:40

Xscape Theatres Brandywine 14
7710 Matapeake Business Drive
- The Goonies (PG) 1:00-4:00-7:00
- Barbie (PG-13) 11:20-2:00-4:40-7:20-10:00
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) 11:30-1:50-4:10-6:40-9:10
- Oppenheimer (R) 10:25-2:25-6:05-9:45
- Blue Beetle (PG-13) 10:10-10:50-1:10-2:10-4:05-5:10-7:10-8:10-10:10
- Strays (R) 9:35
- Meg 2: The Trench (PG-13) 4:15-6:55-9:55
- The Equalizer 3 (R) 10:20-11:00-11:40-12:20-1:00-1:40-2:20-3:00-3:40-4:20-5:00-5:40-6:20-7:00-7:40-8:20-9:00-9:40-10:20
- Elemental (PG) 10:55-1:35
- Gran Turismo: Based On a True Story (PG-13) 10:30-1:30-4:30-7:30-10:30
- Talk to Me (R) 7:35-10:05
- The Hill (PG) 11:05-1:55-4:45
- Retribution (R) 11:35-2:35-5:05-7:15

iPic Pike & Rose
11830 Grand Park Avenue
- Do the Right Thing (R) (!) 6:30
- Barbie (PG-13) 2:45-6:15-10:15
- Mission: Impossible - Dead Reckoning Part One (PG-13) 2:15-6:45-9:45
- Oppenheimer (R) 3:15-6:00-9:30
- Blue Beetle (PG-13) 3:00-7:30-10:15
- The Equalizer 3 (R) (!) 2:30-4:45-7:00-7:45-10:00-10:45
- Gran Turismo: Based On a True Story (PG-13) 2:00-6:15-10:30
- Golda (PG-13) 3:30-11:00

VIRGINIA

AMC Courthouse Plaza 8
2150 Clarendon Blvd.
- Barbie (PG-13) CC: 12:15-3:00-5:40-7:30
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) CC: 12:20-4:00-6:30
- Oppenheimer (R) CC: 12:05-2:50-6:40
- Blue Beetle (PG-13) CC: 1:10-4:10-7:10
- The Equalizer 3 (R) CC: 12:00-2:40-5:20-8:00
- Gran Turismo: Based On a True Story (PG-13) CC: 12:40-3:50-7:00
- Bottoms (R) CC: 12:30-2:50-5:10-8:25
- Retribution (R) CC: 1:10-3:30-5:50-8:10

AMC Hoffman Center 22
206 Swamp Fox Rd.
- The Goonies (PG) 4:15
- The Equalizer 3 (R) CC: 2:00-4:45-7:30-10:00; 1:30
- Barbie (PG-13) CC: 1:30-4:15-7:00-9:45
- Jurassic Park - 30th Anniversary 3D (PG-13) CC: 1:00-4:00
- Spider-Man: Across the Spider-Verse (PG) CC: 10:00
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) CC: 1:30-4:15-7:00-9:30
- The Little Mermaid (PG) CC: 1:15
- Blue Beetle (PG-13) CC: 1:00-4:00-7:00-10:00
- Strays (R) CC: 2:00-4:30-7:00-9:30
- Meg 2: The Trench (PG-13) CC: 1:30-7:00
- The Equalizer 3 (R) CC: 1:00-3:45-6:30-9:10
- The Equalizer 3: The IMAX 2D Experience (R) CC: 7:00-9:45
- Elemental (PG) CC: 1:00-6:15
- Gran Turismo: Based On a True Story (PG-13) CC: 3:00-6:15-9:30
- Ernest and Celestine: A Trip to Gibberitia 4:00-9:00
- Haunted Mansion (PG-13) CC: 1:15-4:15
- The Miracle Club (PG-13) CC: 1:30
- Oppenheimer: The IMAX 2D Experience (R) CC: 3:00
- Golda (PG-13) CC: 2:00-4:30-7:00-9:30
- Talk to Me (R) CC: 4:30-9:45
- The Hill (PG) CC: 3:30-6:30-9:30
- Bottoms (R) CC: 1:30-4:00-6:30-9:00
- Retribution (R) CC: 1:45-4:15-7:00-9:30
- Beaten to Death 7:15-9:45
- Sound of Freedom (PG-13) CC: 2:45-6:00-9:15
- Oppenheimer 70mm (R) 1:00-4:45-8:30
- They Live 35th Anniversary (R) 7:00
- The Good Mother (R) 2:45-5:00-7:30-10:00
- AXCN: Perfect Blue 25th Anniversary - Satoshi Kon Fest 7:30
- No More Bets 4:00-7:00-10:00
- The Little Mermaid (2023) Sing Along (PG) CC: 4:20
- Zombie Town (R) 7:30-10:00

AMC Potomac Mills 18
2700 Potomac Mills Circle
- The Goonies (PG) 4:40
- Barbie (PG-13) CC: 2:30-5:40-8:30
- Spider-Man: Across the Spider-Verse (PG) CC: 7:20
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) CC: 1:30-4:00-6:30-9:00
- The Super Mario Bros. Movie (PG) 4:30
- Oppenheimer (R) CC: 3:50-7:50
- Blue Beetle (PG-13) CC: 2:15-5:30-8:40
- Strays (R) CC: 1:10-3:40-6:10-8:45
- Meg 2: The Trench (PG-13) CC: 1:15-4:20-7:15
- The Equalizer 3 (R) CC: 3:15-6:00-8:45
- Elemental (PG) CC: 1:00-3:50
- Gran Turismo: Based On a True Story (PG-13) CC: 1:00-4:10-7:30
- Haunted Mansion (PG-13) CC: 1:20-4:20
- Talk to Me (R) CC: 8:00
- The Miracle Club (PG-13) CC: 1:20
- The Hill (PG) CC: 1:40
- Retribution (R) CC: 1:10-3:45-6:15-8:45
- Sound of Freedom (PG-13) CC: 4:40-7:50
- They Live 35th Anniversary (R) 7:00
- The Incredibles (2004) Disney100 (PG) 2:00-4:45-7:40
- AXCN: Perfect Blue 25th Anniversary - Satoshi Kon Fest 7:30
- Jurassic Park - 30th Anniversary 3D (PG-13) CC: 1:50-4:50
- The Little Mermaid (2023) Sing Along (PG) CC: 1:20
- Zombie Town (R) 6:30-9:00
- The Equalizer 3 (R) CC: 1:30-4:15-7:00

AMC Shirlington 7
2772 South Randolph St.
- Barbie (PG-13) CC: 1:45-4:30-7:20
- The Equalizer 3 (R) CC: 12:00-2:10-4:50-5:40-7:30-8:20
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) CC: 2:10-7:00
- Oppenheimer (R) CC: 12:05-2:40-6:30
- Blue Beetle (PG-13) CC: 1:40-4:40-7:40
- Strays (R) CC: 11:45-4:35
- Gran Turismo: Based On a True Story (PG-13) CC: 12:20-4:00-7:10
- The Good Mother (R) 11:50-3:20

AMC Tysons Corner 16
7850e Tysons Corner Center
- Barbie (PG-13) CC: 12:20-3:05-5:50-8:35
- The Equalizer 3 (R) 4:15
- My Big Fat Greek Wedding 3 (PG-13) 7:00
- Mission: Impossible - Dead Reckoning Part One (PG-13) CC: 3:35-7:10-8:55
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) CC: 1:30-4:00-6:30
- Rocky Aur Rani Kii Prem Kahaani 2:50
- Oppenheimer (R) CC: 9:00
- Blue Beetle (PG-13) CC: 12:00-2:55-5:50-8:50
- Strays (R) CC: 1:20
- Meg 2: The Trench (PG-13) CC: 11:55-5:45
- The Equalizer 3 (R) CC: 2:00-5:00-7:55
- The Equalizer 3: The IMAX 2D Experience (R) CC: 12:15-3:15-6:00-8:45
- Elemental (PG) CC: 12:10
- Gran Turismo: Based On a True Story (PG-13) CC: 12:25-1:45-5:05-8:20
- Haunted Mansion (PG-13) CC: 4:05
- Golda (PG-13) CC: 3:40-8:40
- Bottoms (R) CC: 12:45-3:20-5:55
- Retribution (R) CC: 1:40-4:10-6:30
- They Live 35th Anniversary (R) 7:00
- Oppenheimer 70mm (R) 12:30-4:20-8:10
- The Incredibles (2004) Disney100 (PG) 12:00
- The Good Mother (R) 2:40-5:10
- AXCN: Perfect Blue 25th Anniversary - Satoshi Kon Fest 7:30
- No More Bets 12:40
- Jurassic Park - 30th Anniversary 3D (PG-13) CC: 2:45
- The Equalizer 3 (R) CC: 1:10-7:05
- Bottoms (R) OC: 8:25

AMC Worldgate 9
13025 Worldgate Drive
- Barbie (PG-13) CC: 3:45-7:30
- Mission: Impossible - Dead Reckoning Part One (PG-13) CC: 4:30-6:15
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) CC: 7:15
- Oppenheimer (R) CC: 3:30-6:30
- Blue Beetle (PG-13) CC: 4:00-7:45
- The Equalizer 3 (R) CC: 3:00-5:00-6:00-7:00
- Elemental (PG) CC: 3:30
- Gran Turismo: Based On a True Story (PG-13) CC: 3:45-6:45
- Retribution (R) CC: 8:00
- Sound of Freedom (PG-13) CC: 4:00

Alamo Drafthouse Cinema - One Loudoun
20575 East Hampton Plaza
- Pee-Wee's Big Adventure (PG) 7:00
- Barbie (PG-13) 2:30-5:45-7:20-9:00
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) 3:00-6:15
- Oppenheimer (R) 2:45-6:30
- Blue Beetle (PG-13) 3:15-6:45-10:00
- The Equalizer 3 (R) 4:45-8:00
- Elemental (PG) 2:45
- Gran Turismo: Based On a True Story (PG-13) 4:15-7:40-9:15
- Bottoms (R) 3:45-6:00-8:45-10:30
- The Equalizer 3 (R) 4:00-9:55

Angelika Film Center Mosaic
2911 District Ave
- Barbie (PG-13) 12:30-3:05-5:35-8:15
- Oppenheimer (R) 11:30-3:15-7:00
- Blue Beetle (PG-13) 11:35-2:25-5:15-8:00
- The Equalizer 3 (R) 2:30
- Gran Turismo: Based On a True Story (PG-13) 12:05-3:05-6:05
- Ernest and Celestine: A Trip to Gibberitia 12:45
- Bottoms (R) 1:00-3:00-5:15-7:30
- Ganapati 8:50
- The Equalizer 3 (R) 12:00-5:00-7:30
- Ernest and Celestine: A Trip to Gibberitia 2:45-4:45
- Golda (PG-13) 11:40-2:10-4:40-7:05

CMX Village 14
1600 Village Market Boulevard
- Barbie (PG-13) 11:40-2:25-5:10-7:50
- Mission: Impossible - Dead Reckoning Part One (PG-13) 12:25-4:05-7:35
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) 12:40-3:05-5:30-7:55
- The Goonies (PG) 6:30
- Oppenheimer (R) 11:55-3:40-7:25
- Blue Beetle (PG-13) 12:45-3:45-7:10
- Meg 2: The Trench (PG-13) 12:20-3:20-6:40
- The Equalizer 3 (R) 11:45-2:20-5:00-7:45
- Elemental (PG) 12:00-2:35
- Gran Turismo: Based On a True Story (PG-13) 1:00-4:00-7:20
- Golda (PG-13) 5:15
- The Hill (PG) 11:50-2:45
- Retribution (R) 5:40-8:00
- The Good Mother (R) 12:10-2:30-4:50-7:05
- AXCN: Perfect Blue 25th Anniversary - Satoshi Kon Fest 7:40
- The Equalizer 3 (R) 11:45-12:30-1:10-1:30-2:20-3:15-3:50-4:15-5:00-6:30-7:45; 7:00

Cinema Arts Theatre
9650 Unit 14 Main St.
- Barbie (PG-13) 9:40-1:15-3:30-7:10
- Oppenheimer (R) 9:45-12:05-3:35-6:00
- The Equalizer 3 (R) 9:50-12:15-2:35-5:05-7:40
- The Miracle Club (PG-13) 4:30-6:15
- Golda (PG-13) 9:50-12:00-2:30-5:00-7:30
- Bottoms (R) 10:00-12:20-2:25-4:45-7:20
- Sound of Freedom (PG-13) 12:00
- Jules (PG-13) 9:55-2:40-8:00

Cinemark Centreville 12
6201 Multiplex Drive
- Harry Potter and the Deathly Hallows - Part 1 (PG-13) 6:00
- Barbie (PG-13) OC: 7:10
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) OC: 6:40
- Oppenheimer (R) OC: 8:10
- Blue Beetle (PG-13) OC: 6:50
- Strays (R) 3:00-9:25
- Meg 2: The Trench (PG-13) 1:05-5:35
- The Equalizer 3 (R) OC: 7:20
- Elemental (PG) 12:00-2:50
- Gran Turismo: Based On a True Story (PG-13) OC: 7:00
- Kushi (Telugu) 8:30
- Talk to Me (R) OC: 7:50
- RDX: Robert Dony Xavier 8:20
- Barbie (PG-13) 12:10-1:20-3:10-4:20-5:30-10:00
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) 12:30-4:00-10:15
- Oppenheimer (R) 12:20-4:10
- Blue Beetle (PG-13) 12:45-3:40-9:55
- The Equalizer 3 (R) 12:15-1:00-3:05-3:45-5:55-6:30-8:45-9:15
- Gran Turismo: Based On a True Story (PG-13) 12:25-3:50-9:20
- Talk to Me (R) 12:05-2:40-5:15-10:25
- The Equalizer 3 (R) 1:40-4:30-10:10

Cinemark Fairfax Corner and XD
11900 Palace Way
- Harry Potter and the Deathly Hallows - Part 1 (PG-13) 6:00
- Barbie (PG-13) XD: 12:20-3:10
- Mission: Impossible - Dead Reckoning Part One (PG-13) 12:30-4:15-8:00
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) 1:15-3:55-6:35-9:20
- Oppenheimer (R) 12:20-4:20-8:20
- Strays (R) 12:55-9:50
- Meg 2: The Trench (PG-13) 12:45
- Blue Beetle (PG-13) 12:00-3:05-4:10-7:15-9:25-10:20
- The Equalizer 3 (R) XD: 1:10-4:00-6:50-9:40
- Elemental (PG) 12:05-2:50
- Gran Turismo: Based On a True Story (PG-13) 12:35-1:45-3:45-6:55-10:05
- Retribution (R) 10:25
- Miss Shetty Mr Polishetty (Telugu) XD: 6:00-9:30
- They Live 35th Anniversary (R) 7:00
- Saptha Sagaradaache Ello (Sapta Sagaradaache Ello) Side A 3:30-9:45
- Barbie (PG-13) 12:00-2:50-5:40-8:30
- The Equalizer 3 (R) 12:10-2:00-2:55-4:50-7:40-10:30
- Miss Shetty Mr Polishetty (Telugu) 6:30-10:00
- AXCN: Perfect Blue 25th Anniversary - Satoshi Kon Fest 7:15

Medal of Honor Theater - NMMC
18900 Jefferson Davis Highway
- We, the Marines (NR) 10:00-11:00-12:00-1:00-2:00-3:00-4:00

Regal Ballston Quarter
671 North Glebe Road
- Barbie (PG-13) 12:00-3:00-4:00-7:10
- Mission: Impossible - Dead Reckoning Part One (PG-13) 8:00
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) 12:00-2:30
- The Last Voyage of the Demeter (R) 9:00
- Oppenheimer (R) 12:20-4:20-8:20
- Blue Beetle (PG-13) 1:40-5:00-8:30
- Strays (R) 3:30-6:20
- The Equalizer 3 (R) 1:00-1:50-2:20-3:10-3:50-4:40-5:10-6:00-7:30-8:50
- Elemental (PG) 12:50
- Gran Turismo: Based On a True Story (PG-13) 12:10-3:40-7:40
- They Live 35th Anniversary (R) 7:00
- Jurassic Park - 30th Anniversary 3D (PG-13) 12:40
- The Equalizer 3 (R) OC: 12:30
- AXCN: Perfect Blue 25th Anniversary - Satoshi Kon Fest 7:30

Regal Dulles Town Center
21100 Dulles Town Circle
- Barbie (PG-13) 1:30-4:30-7:30
- Mission: Impossible - Dead Reckoning Part One (PG-13) 8:15
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) 12:25-3:00-5:30
- Oppenheimer (R) 12:10-4:00-7:45
- Blue Beetle (PG-13) 12:35-3:40-6:45
- Strays (R) 1:00-3:25
- Meg 2: The Trench (PG-13) 12:00-2:45-6:15
- The Equalizer 3 (R) 12:20-1:15-2:15-3:15-4:15-6:00-7:00-8:00-8:45
- Gran Turismo: Based On a True Story (PG-13) 12:45-3:50-7:15
- Talk to Me (R) 9:00
- They Live 35th Anniversary (R) 7:00
- The Equalizer 3 (R) OC: 5:15

Regal Fairfax Towne Center
4110 West Ox Road
- Barbie (PG-13) 12:30-1:10-3:20-4:00-6:10-8:50
- Mission: Impossible - Dead Reckoning Part One (PG-13) 8:10
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) 12:20-3:10-5:40
- Oppenheimer (R) 12:50-4:40-8:30
- Blue Beetle (PG-13) 12:40-3:00-6:00-9:10
- The Equalizer 3 (R) 1:20-3:40-4:20-5:50-6:20-7:10-9:00
- Elemental (PG) 12:00-2:40-5:30
- Gran Turismo: Based On a True Story (PG-13) 1:00-4:10-7:20-8:40
- Haunted Mansion (PG-13) 11:50-2:50
- Talk to Me (R) 8:20
- They Live 35th Anniversary (R) 7:00
- The Equalizer 3 (R) OC: 12:10

Regal Fox & IMAX
22875 Brambleton Plaza
- Barbie (PG-13) 11:50-3:30-6:40-9:40
- Rocky Aur Rani Kii Prem Kahaani 1:00
- Mastaney (Punjabi) 4:50-8:30
- Oppenheimer (R) 11:40-3:45-7:40
- Blue Beetle (PG-13) 12:10-3:20-6:20-9:25
- Jailer (Tamil) 12:40
- The Equalizer 3 (R) 11:30-2:20-5:10-8:00
- The Equalizer 3: The IMAX 2D Experience (R) 1:20-4:10-7:00-9:50
- Elemental (PG) 11:00-2:00
- Gran Turismo: Based On a True Story (PG-13) 12:30-4:00-7:10-10:20
- Cheta Singh 2:30-5:40-9:00
- Gadar 2 (Hindi) 1:30-5:20-9:10
- Dream Girl 2 11:20-2:40-6:10
- Retribution (R) 4:45-7:20-9:45
- Miss Shetty Mr Polishetty (Telugu) 6:30-10:10
- They Live 35th Anniversary (R) 7:00
- Gaandeevadhari Arjuna (Gandeevadhari Arjuna) 11:10AM
- OMG 2 (Hindi) 9:30
- Jailer (Tamil) 4:20-8:40
- The Equalizer 3 (R) 12:20-1:50-3:10-6:00-8:50-10:30
- Kushi (Telugu) 12:00-3:50-7:50
- The Equalizer 3 (R) 12:50-3:40

Regal Kingstowne & RPX
5910 Kingstowne Towne Center
- Barbie (PG-13) 1:30-4:20-7:10-8:50
- Mission: Impossible - Dead Reckoning Part One (PG-13) 12:10
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) 12:45-3:30-6:25
- Oppenheimer (R) 12:40-4:35-8:35
- Blue Beetle (PG-13) 12:30-3:35-6:40-8:25
- The Equalizer 3 (R) 12:00-2:50-5:40-8:30
- Strays (R) 8:15
- Meg 2: The Trench (PG-13) 12:55
- Elemental (PG) 2:30-5:20
- Gran Turismo: Based On a True Story (PG-13) 3:55-7:05
- Kushi (Telugu) 3:50-7:45
- Miss Shetty Mr Polishetty (Telugu) 6:20
- Retribution (R) 12:15-3:00-5:50-8:40
- Jurassic Park - 30th Anniversary 3D (PG-13) 9:00
- Never Give Up 2:05-4:10
- The Equalizer 3 (R) 12:50-1:20-1:50-2:20-3:10-3:40-4:10-4:45-5:10-6:00-6:30-7:00-7:50
- Gran Turismo: Based On a True Story (PG-13) 1:45-5:30-8:55
- The Equalizer 3 (R) OC: 12:20

Regal Manassas & IMAX
11380 Bulloch Drive
- Barbie (PG-13) 11:40-2:30-5:20-8:10
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) 1:10-3:45-6:20
- Rocky Aur Rani Kii Prem Kahaani 7:10
- Oppenheimer (R) 11:20-3:20-7:20
- Blue Beetle (PG-13) 12:25-3:30-6:40
- God's Heart (El beso de Dios) 11:10-1:30-3:50
- The Equalizer 3 (R) 11:00-12:20-1:50-4:40-6:00-6:30-7:30
- The Equalizer 3: The IMAX 2D Experience (R) 11:30-2:20-5:10-8:00
- Elemental (PG) 12:00
- Gran Turismo: Based On a True Story (PG-13) 12:50-4:30-7:50
- Kushi (Telugu) 11:50-4:00-7:40
- Dream Girl 2 12:10
- Retribution (R) 6:50
- Sound of Freedom (PG-13) 12:30-3:40
- They Live 35th Anniversary (R) 7:00
- OMG 2 (Hindi) 3:30
- The Equalizer 3 (R) 2:50; 3:10

Regal Springfield Town Center
6859 Springfield Mall
- Barbie (PG-13) 1:30-3:20-4:20-6:20-7:20-9:20-10:20
- Mission: Impossible - Dead Reckoning Part One (PG-13) 9:00
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) 12:40-3:30-6:10
- Oppenheimer (R) 12:20-4:40-8:30
- Blue Beetle (PG-13) 12:30-3:40-6:50-10:30
- Meg 2: The Trench (PG-13) 1:40
- Strays (R) 4:30-7:10-9:45
- Elemental (PG) 12:10
- The Equalizer 3 (R) 12:00-12:50-1:20-1:50-2:20-2:50-4:50-5:20-6:00-7:30-8:00-9:10-9:40-10:10-10:40
- Gran Turismo: Based On a True Story (PG-13) 11:55-3:10-6:40-10:00
- Talk to Me (R) 4:00-9:50
- They Live 35th Anniversary (R) 6:00
- AXCN: Perfect Blue 25th Anniversary - Satoshi Kon Fest 7:30

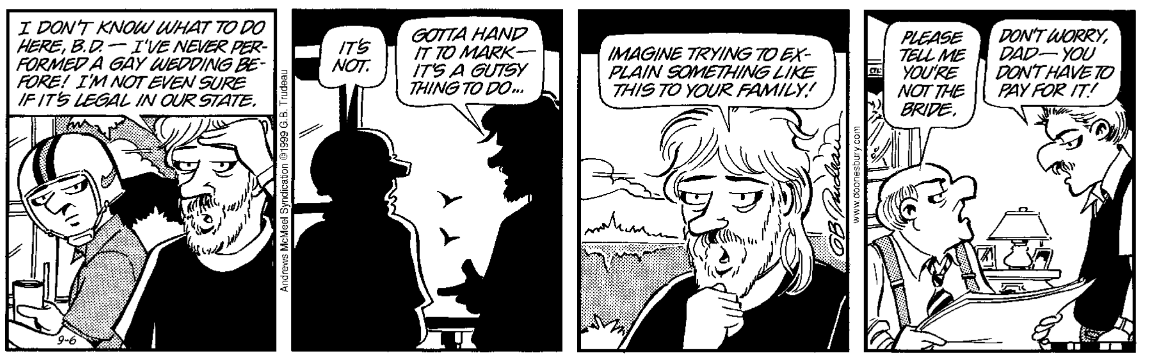
Regal Virginia Gateway & RPX
8001 Gateway Promenade Place
- Barbie (PG-13) 1:10-4:20-7:20-10:20
- Mission: Impossible - Dead Reckoning Part One (PG-13) 10:00
- Teenage Mutant Ninja Turtles: Mutant Mayhem (PG) 11:40-2:20-4:50-7:30
- Oppenheimer (R) 11:00-3:15-5:40-9:30
- Blue Beetle (PG-13) 12:00-3:00-6:40-10:10
- Strays (R) 9:20
- Meg 2: The Trench (PG-13) 11:50AM
- The Equalizer 3 (R) 1:20-4:10-7:00-9:50
- Elemental (PG) 11:10-1:50-4:30
- Gran Turismo: Based On a True Story (PG-13) 11:15-2:45-6:15-9:45
- Golda (PG-13) 12:30
- The Hill (PG) 3:20
- Retribution (R) 10:15
- Miss Shetty Mr Polishetty (Telugu) 6:20-10:05
- They Live 35th Anniversary (R) 7:00
- The Good Mother (R) 12:10-2:50-7:10-9:40
- The Equalizer 3 (R) 11:20-12:50-2:10-3:10-3:40-5:00-6:00-7:50-8:50-10:30
- AXCN: Perfect Blue 25th Anniversary - Satoshi Kon Fest 7:30

Smithsonian - Airbus IMAX Theater
14390 Air and Space Museum Parkway
- Journey to Space (NR) 10:20-1:05-3:50
- Aircraft Carrier: Guardian of the Seas 12:25-4:25
- To Fly! (1976) (NR) 10:55-1:45-3:15
- Blue Planet (Il pianeta azzurro) (NR) 11:30AM
- The Dream is Alive (NR) 2:25

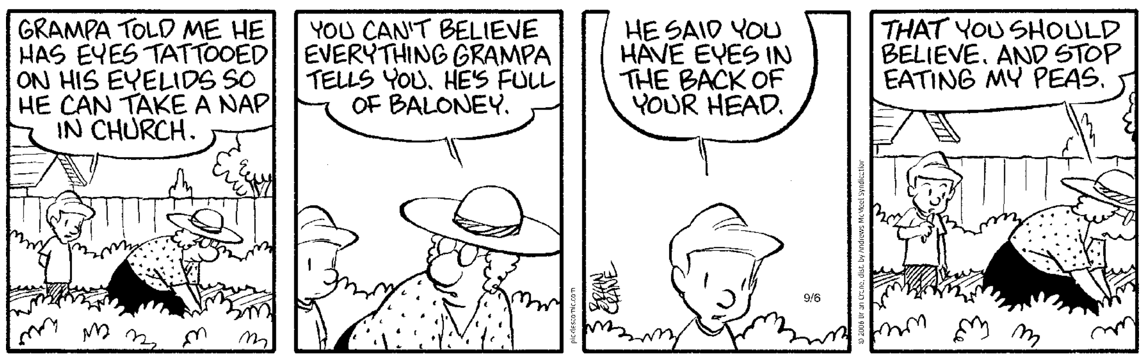
University Mall Theatres
10659-A Braddock Road
- Elemental (PG) 12:20
- Barbie (PG-13) 2:40-5:00-7:30
- Blue Beetle (PG-13) 1:00-4:00-7:00
- Gran Turismo: Based On a True Story (PG-13) 1:15-4:15-7:15

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CLASSIC DOONESBURY
GARRY TRUDEAU



PICKLES
BRIAN CRANE



BRIDGE

N-S VULNERABLE

NORTH
♠ K 5
♥ 5 4 2
♦ 7 6 3
♣ A K Q 9 3

WEST
♠ J 10 9 7 4
♥ Q 10 7
♦ J 9 8
♣ J 4

EAST
♠ A 8 3
♥ J 9 6
♦ Q 5 4
♣ 10 8 7 5

SOUTH (D)
♠ Q 6 2
♥ A K 8 3
♦ A K 10 2
♣ 6 2

The bidding:

SOUTH	WEST	NORTH	EAST
1 NT	Pass	3 NT	All Pass

Opening lead — ♠ J

The player we call Secondhand Rose played in a penny game at my club yesterday. When the lesson about "second hand low" on defense was being taught, Rose was absent — maybe out on a date with Jiggs the plumber.

Rose was today's West and led the jack of spades against 3NT. (North quite properly suppressed his club suit to raise to the nine-trick notrump game.) Declarer put up dummy's king, and East took the ace and returned a spade. South played low and won the third spade.

At the fourth trick, declarer led a club — and Secondhand Rose ... with the jack!

Declarer was stuck. If he played low from dummy to keep communication, Rose would cash two spades for down one. When instead declarer took dummy's three high clubs, he also got two hearts and two diamonds, but only eight tricks in all.

South will make 3NT if Rose plays "second hand low" on the first club. South will play the nine from dummy, win East's heart return and run the clubs for nine tricks.

DAILY QUESTION

You hold:
♠ Q 6 2 ♥ A K 8 3
♦ A K 10 2 ♣ 6 2

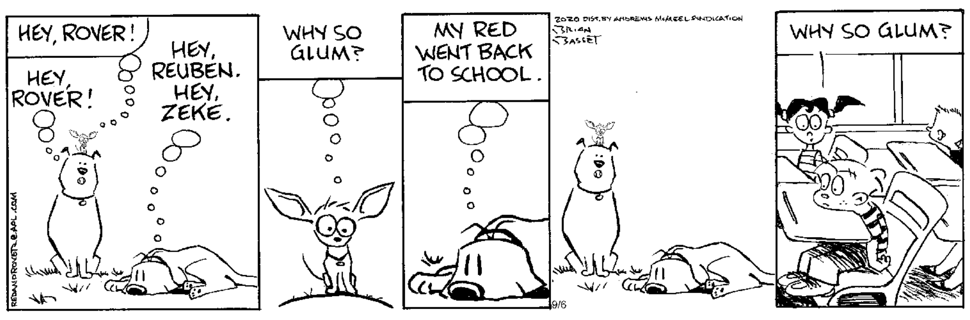
Your partner opens one spade, you bid two diamonds, he rebids two spades and you try three hearts. Partner then bids 3NT. What do you say?

ANSWER: Slam is likely. Partner may hold A J 10 5 4 3, 5 2, 4 3, A Q 5. A bid of four spades now would invite slam; if interested only in game, you would have supported spades earlier. If you judge to issue a stronger invitation, jump to five spades, asking partner to bid a slam with a club control.

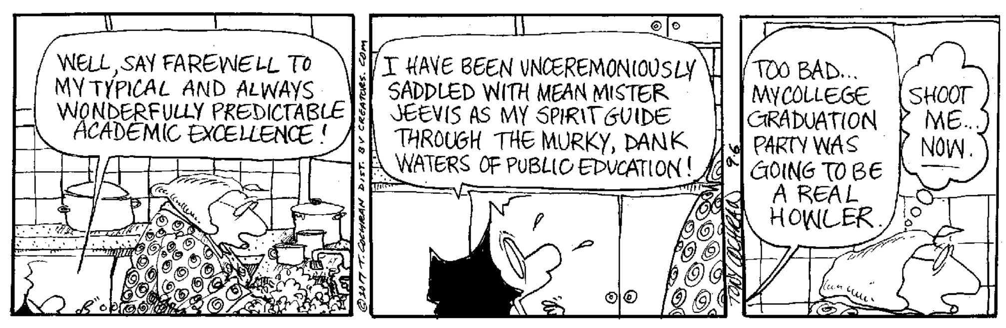
— *Frank Stewart*

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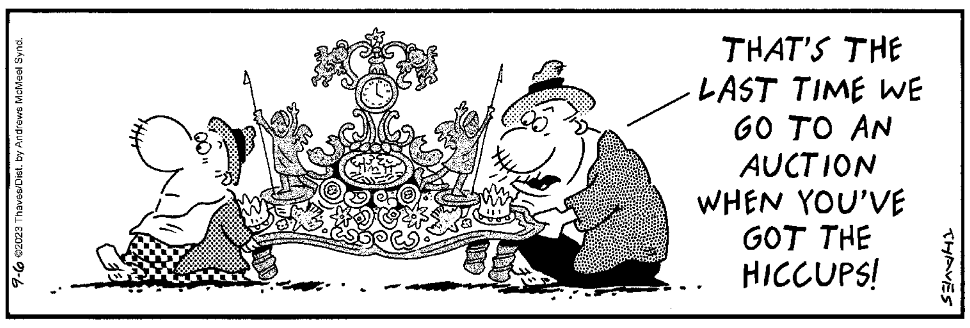
RED AND ROVER
BRIAN BASSET



AGNES
TONY COCHRAN



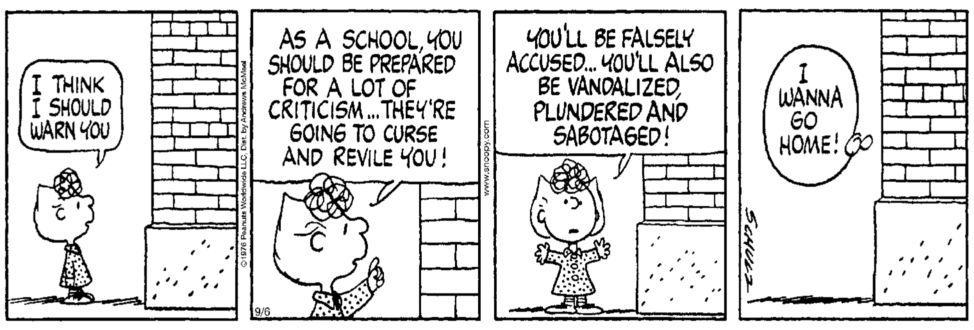
FRANK AND ERNEST
TOM THAVES



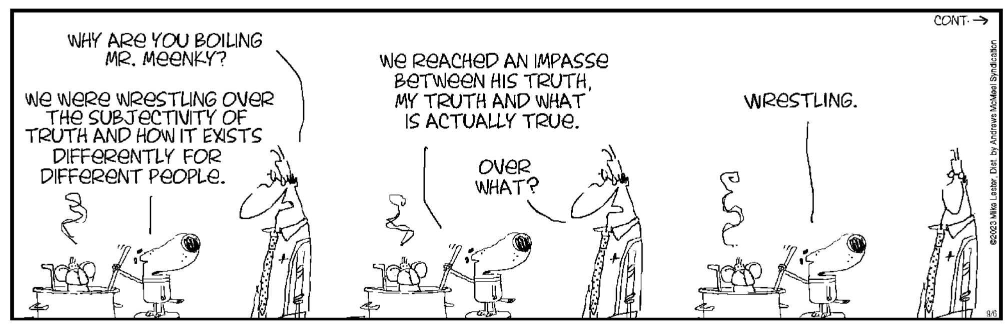
WUMO
MIKAEL WULFF & ANDERS MORGENTHALER



CLASSIC PEANUTS
CHARLES SCHULZ



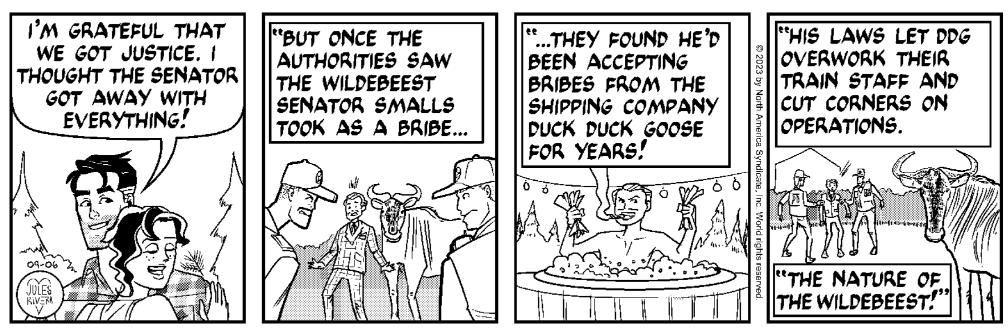
MIKE DU JOUR
MIKE LESTER



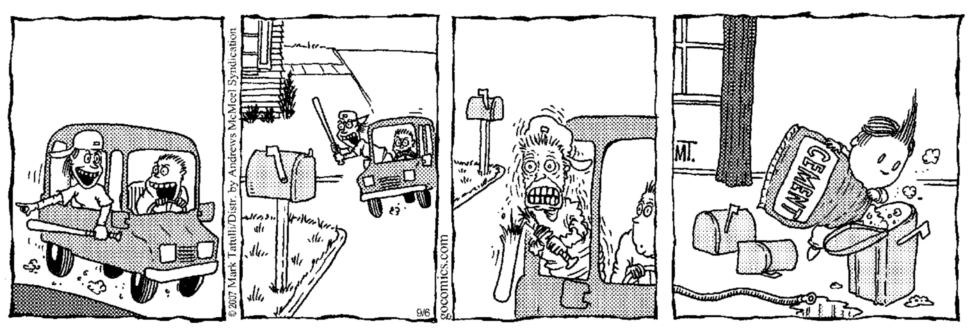
RHYMES WITH ORANGE
HILARY PRICE



MARK TRAIL
JULES RIVERA



LIO
MARK TATULLI



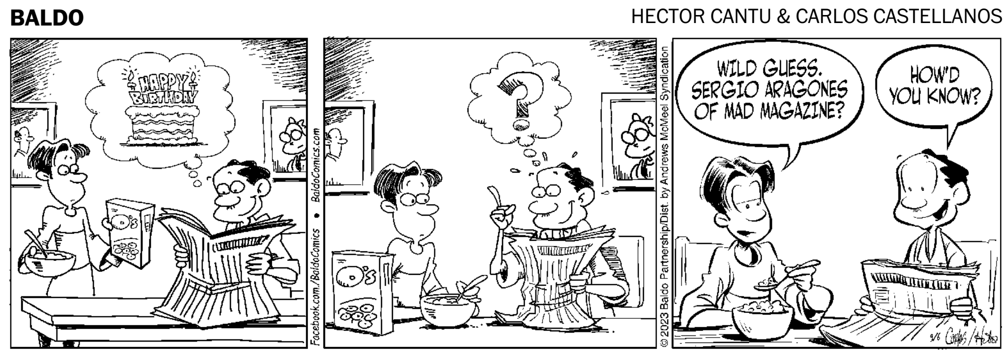
MOTHER GOOSE & GRIMM
MIKE PETERS



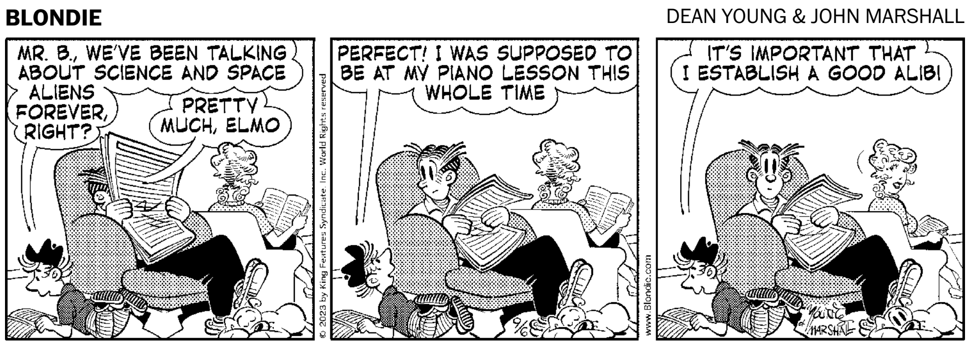
HAGAR THE HORRIBLE
CHRIS BROWNE



BALDO
HECTOR CANTU & CARLOS CASTELLANOS



BLONDIE
DEAN YOUNG & JOHN MARSHALL



SALLY FORTH
FRANCESCO MARCIULIANO & JIM KEEFE



SUDOKU

Complete the grid so that every row, column and 3x3 box contains every digit from 1 to 9 inclusively.

			3		4		8	
			2	5		7		6
				1	6		4	
1	5	9	8		3			
2	8						3	1
			7		1	9	5	8
	6		1	9				
8		1		3	7			
	9		4		5			

9/6

DIFFICULTY RATING: ★★★☆☆

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SCRABBLE GRAMS

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RACK 1: E1 I1 U1 D2 L1 P3 F4

RACK 2: A1 U1 T1 M3 P3 H4 C3 — Double Word Score

RACK 3: E1 E1 R1 L1 S1 P3 V4 — 1st Letter Triple

RACK 4: E1 E1 D2 T1 H4 T1 C3

PAR SCORE 155-165
BEST SCORE 227

FOUR RACK TOTAL ____
TIME LIMIT: 20 MIN

DIRECTIONS: Make a 2- to 7-letter word from the letters in each row. Add points of each word, using scoring directions at right. Finally, 7-letter words get 50-point bonus. "Blanks" used as any letter have no point value. All the words are in the Official SCRABBLE® Players Dictionary, 5th Edition. **SOLUTION TOMORROW**

For more information on tournaments and clubs, email NASPA - North American SCRABBLE Players Association info@scrabbleplayers.org. Visit our website - www.scrabbleplayers.org. For puzzle inquiries contact scrgrams@gmail.com

09-06

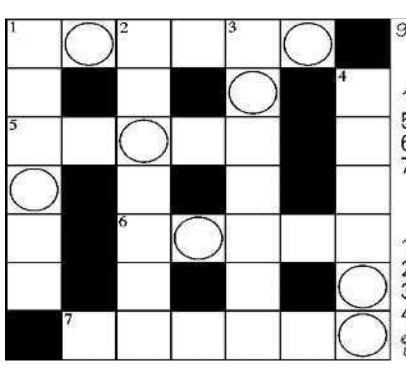
SHERMAN'S LAGOON
JIM TOOMEY



CURTIS
RAY BILLINGSLEY



JUMBLE CROSSWORDS
by David L. Hoyt



9-6-23

How to play
Complete the crossword puzzle by looking at the clues and unscrambling the answers. When the puzzle is complete, unscramble the circled letters to solve the BONUS.

ACROSS

CLUE	ANSWER
1. ____ kick	EOCRNR
5. Merit ____	BGEAD
6. Lessen	BTEAA
7. Area, subdivision	ROETSC

DOWN

CLUE	ANSWER
1. Brittle metal	BATOLC
2. Give off, scatter	REDAATI
3. Tasteful	EAGTLNE
4. Straight	NEIRAL

BONUS

CLUE: The ____ retriever is considered the most-popular dog breed in the world.

ANSWERS: 1A-Corner 5A-Badge 6A-Abate 7A-Sector 1D-Cobalt 2D-Radiate 3D-Elegant 4D-Linear B-Labrador

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BREWSTER ROCKIT: SPACE GUY!
TIM RICKARD



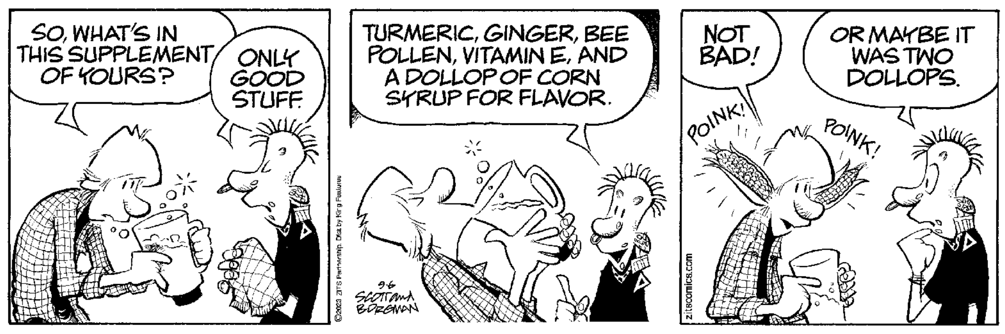
MUTTS

PATRICK McDONNELL



ZITS

JERRY SCOTT & JIM BORGMAN



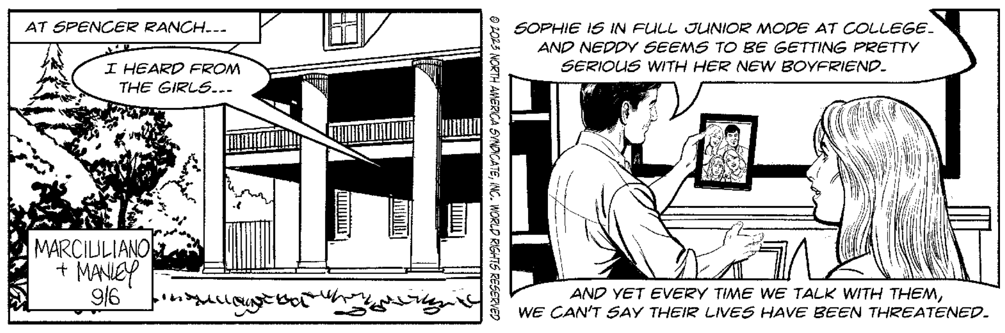
HEART OF THE CITY

STEENZ



JUDGE PARKER

FRANCESCO MARCIULIANO & MIKE MANLEY



FRAZZ

JEF MALLETT



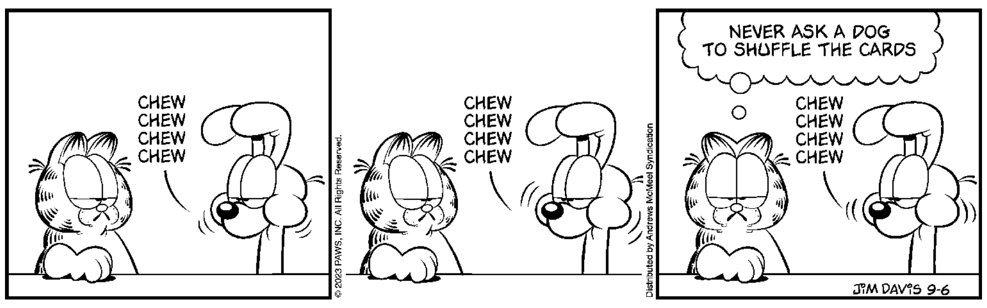
CANDORVILLE

DARRIN BELL



GARFIELD

JIM DAVIS



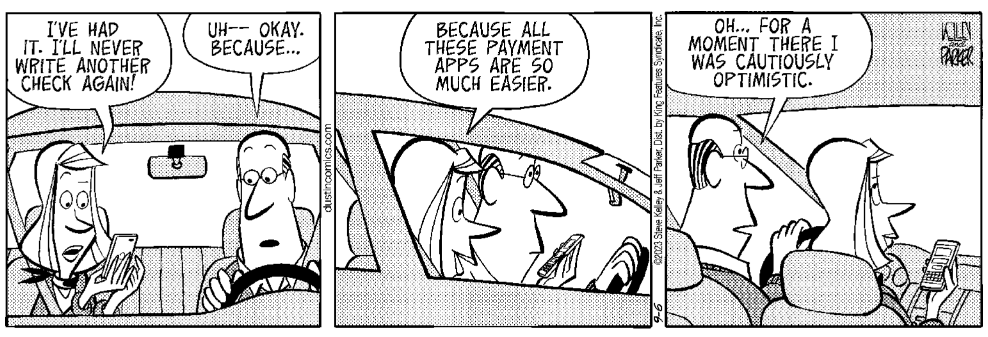
BARNEY AND CLYDE

WEINGARTENS & CLARK



DUSTIN

STEVE KELLEY & JEFF PARKER



THE AMAZING SPIDER-MAN

STAN LEE & ALEX SAVIUK



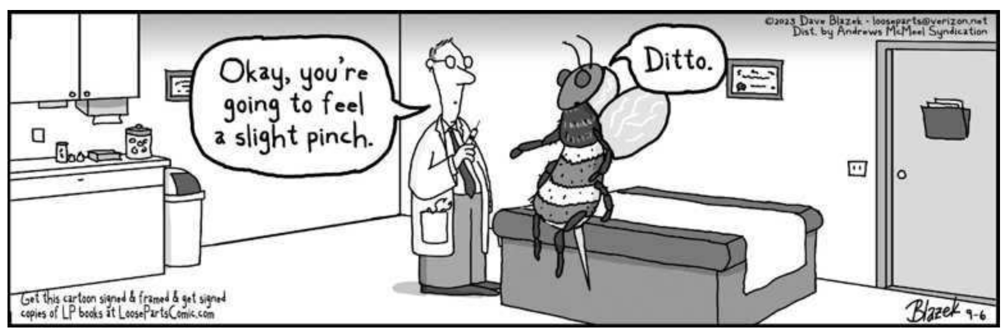
PRICKLY CITY

SCOTT STANTIS



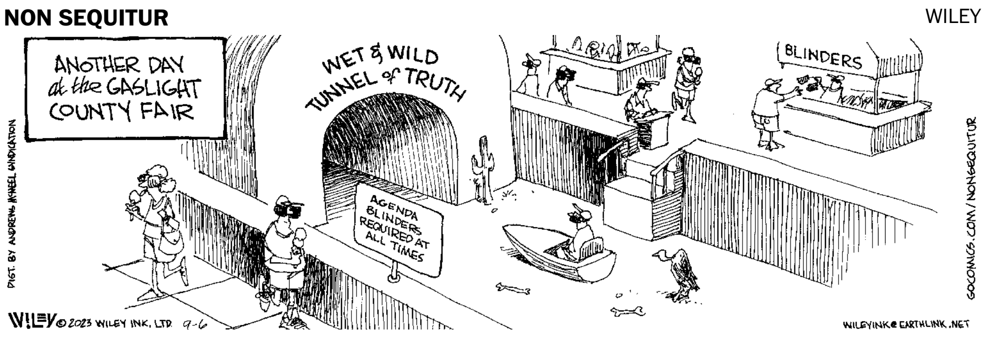
LOOSE PARTS

DAVE BLAZEK



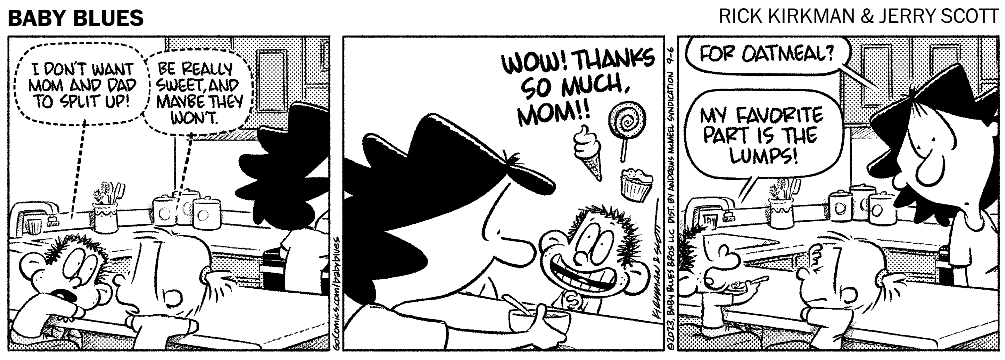
NON SEQUITUR

WILEY



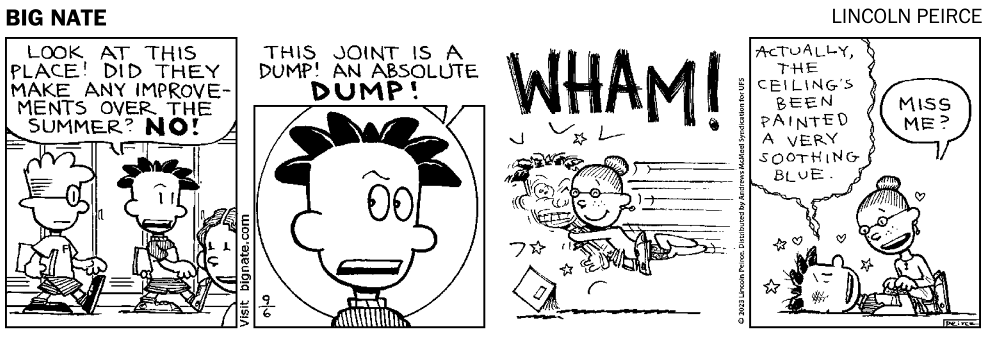
BABY BLUES

RICK KIRKMAN & JERRY SCOTT



BIG NATE

LINCOLN PEIRCE



ON THE FASTRACK

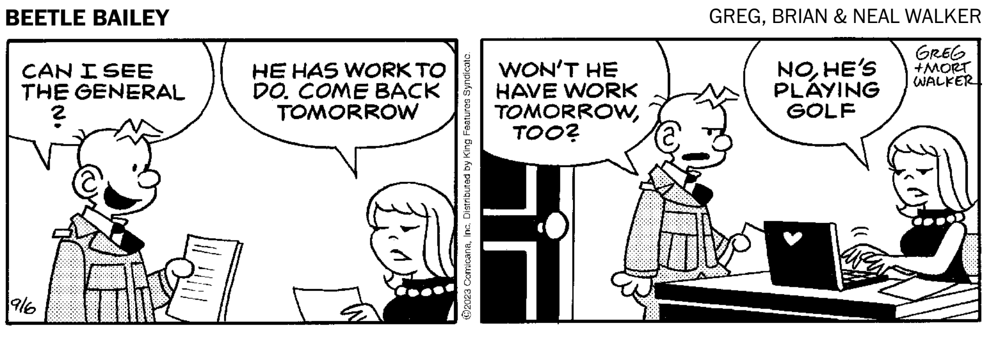
BILL HOLBROOK



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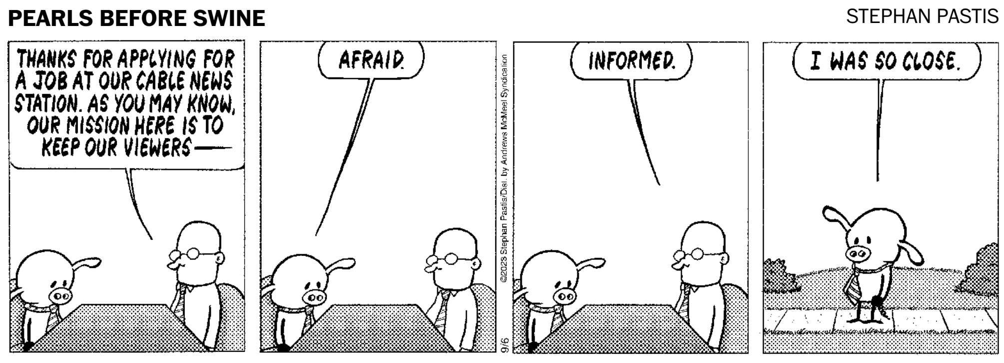
BEETLE BAILEY

GREG, BRIAN & NEAL WALKER



PEARLS BEFORE SWINE

STEPHAN PASTIS



HOROSCOPE

BIRTHDAY | SEPTEMBER 6

You are hardworking and very creative. You often encounter unexpected events. This year, simplicity is the key to your life. It's time to create solid foundations. Take charge of your health. Physical exercise is important. Stay grounded and levelheaded. Hard work is required to maintain your lifestyle.

Moon Alert: There are no restrictions to shopping or important decisions today. The Moon is in Gemini.

ARIES
(MARCH 21-APRIL 19).
Communications with others will blow hot and cold today. When talking to your kids or a romantic partner, or enjoying a fun social situation, your words will be like gold! However, work-related discussions might be a tad sticky. Have patience.

TAURUS
(APRIL 20-MAY 20).
This is a lovely day for family conversations, especially about plans to entertain or redecorating ideas. Likewise, real estate discussions will go well. Ironically, you might find yourself at odds with your kids or a romantic partner, so choose your words carefully.

GEMINI
(MAY 21-JUNE 20).
Today the Moon is in your sign dancing beautifully with Venus; however, it is at odds with your ruler Mercury. (Whaaat?) This is why family discussions might be challenged. And yet your ability to schmoozе with everyday contacts is superb.

CANCER
(JUNE 21-JULY 22).
You're eager to communicate to others today, especially people from your past or contacts who have suddenly reappeared once again in your life. In fact, you will be very clear about what you want to say, and you will say it.

LEO
(JULY 23-AUG. 22).
Relations with friends and members of groups are very warm and friendly today. You won't hesitate to speak up about financial matters, especially from the past. You want these matters clarified and clearly understood.

VIRGO
(AUG. 23-SEPT. 22).
Today the Sun is in your sign lined up with your ruler Mercury, which will trigger conversations. You're eager to get your POV across to someone and will likely be more of a talker than a listener.

LIBRA
(SEPT. 23-OCT. 22).
This is a fantastic day to do research because you're happy to work behind the scenes. Plus you're particularly interested in digging into the past, whether it's history or looking for answers to old problems.

SCORPIO
(OCT. 23-NOV. 21).
Discussions with friends and members of groups will be lively today! This could be because you're in touch with an old friend or someone you knew before in a group or an organization.

SAGITTARIUS
(NOV. 22-DEC. 21).
This is a good day to rehash old ideas with people in authority. You might even resurrect something that didn't fly before. Meanwhile, discussions with a partner or close friend about travel for pleasure will appeal to you.

CAPRICORN
(DEC. 22-JAN. 19).
You will make great strides if you're studying something, especially history or researching the past, because you have a strong focus today. You also might be keen to discuss your findings with someone.

AQUARIUS
(JAN. 20-FEB. 18).
You couldn't pick a better day to dig into old matters affecting inheritances, taxes, debt and shared property. You'll be like a dog with a bone. You intend to find what you're looking for.

PISCES
(FEB. 19-MARCH 20).
You might attract someone to you today who is a real talker – they've got something to say. If so, be generous and listen to them, because obviously they want to get something off their chest, or they're excited about a particular topic.

— Georgia Nicols

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PREVIOUS SUDOKU SOLUTION

6	9	3	2	7	8	1	4	5
5	4	1	6	9	3	2	8	7
2	7	8	4	1	5	9	3	6
1	6	9	3	2	7	4	5	8
3	8	2	1	5	4	7	6	9
4	5	7	8	6	9	3	1	2
8	1	5	9	3	2	6	7	4
7	2	6	5	4	1	8	9	3
9	3	4	7	8	6	5	2	1

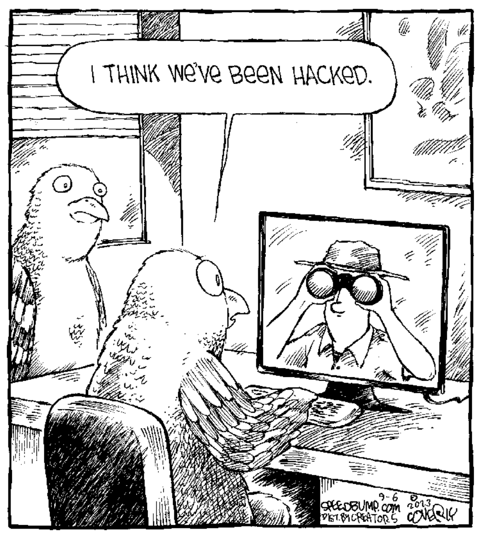
PREVIOUS SCRABBLEGRAMS SOLUTION

T	O	Y	L	I	K	E	RACK 1 =	64
S	N	I	P	S	E	T	RACK 2 =	62
N	E	W	S	B	O	Y	RACK 3 =	95
U	N	L	I	N	K		RACK 4 =	10

PAR SCORE 145-155 TOTAL 231

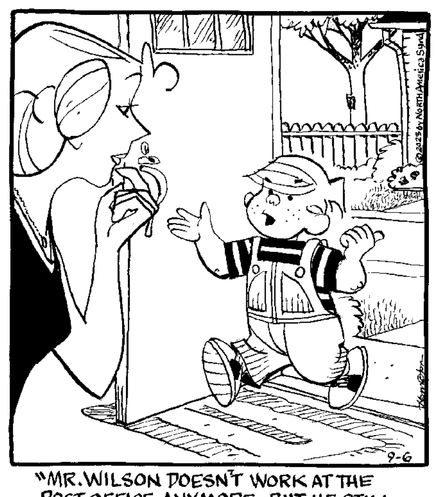
SPEED BUMP

DAVE COVERLY



DENNIS THE MENACE

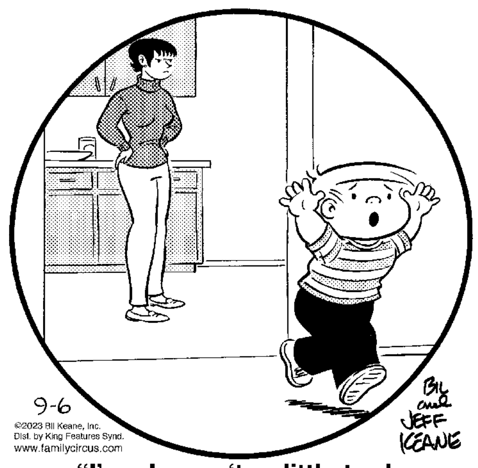
H. KETCHAM



"MR. WILSON DOESN'T WORK AT THE POST OFFICE ANYMORE, BUT HE STILL KNOWS HOW TO RETURN TO SENDER."

FAMILY CIRCUS

BIL KEANE



"I'm always 'too little to do things' and 'big enough to know better.'"

REPLY ALL LITE

DONNA A. LEWIS



Nintendo's ambition goes beyond consoles

BY GENE PARK

For decades, Nintendo was synonymous with video games. Now in its second century, the Japanese company wants to be much more.

In the first half of the year, Nintendo released a megahit Hollywood film starring its marquee character Mario and opened Super Nintendo World, a themed area at Universal Studios Hollywood. On Sept. 1, the company hosted its first U.S. live event for families and fans in Seattle. This is all on top of selling more than 18 million copies of a new Zelda game.

"We're actually evolving into being an entertainment company with gaming as a nucleus of the overall business model," said Doug Bowser, president of Nintendo of America, who oversees the Kyoto-based company's efforts in the United States.

Nintendo Live events started in 2018 in Japan, and featured concerts and esports competitions. Bowser said the company used those events to test and learn what kinds of activities would engage people of all ages, particularly families. Where Japan hosted concerts with holographic characters from its Splatoon and Animal Crossing series, for example, the Seattle event offered live performances of bigband and orchestral arrangements of Mario and Zelda music.

"There's certain games that may be a bit more popular based on various consumer preferences," Bowser said. "Here we just felt there would be a stronger affinity to all things Mario, and obviously 'The Legend of Zelda,' since we just launched 'Tears of the Kingdom.' And then we chose Seattle because it's our backyard."

The event, part of Nintendo's strategy to fuel its intellectual property across multiple formats, was scheduled alongside the popular PAX West gaming convention in Seattle to draw an international crowd. It's unclear whether Nintendo will take the event series on the road.

The company's gaming "nucleus," for the moment, is the Switch console, a hybrid home and mobile gaming platform that has sold more than 129 million units since its 2017 release. The Switch is now the third-most-successful gaming console of all time, behind only Nintendo's DS and Sony's PlayStation 2.

In a 2021 interview with The Washington Post, Bowser said the Switch was "redefining what a console life cycle can look like." The platform holds a unique place in the games console market: Compared with PlayStation 5 or Xbox, the Switch uses very old mobile technology outclassed even by smartphones released half a decade ago.

Bowser attributes the console's long-tail sales to a carefully curated and planned release schedule of first-party published titles. "Tears of the Kingdom" is the second-best-selling game of the year so far. "Pikmin 4," the latest game by Mario creator Shigeru Miyamoto, launched this summer, and "Super Mario Bros. Wonder" and a remake of "Super Mario RPG" will close out the year. Contrast to market leader PlayStation 5, with "Marvel's Spider-Man 2" as the single first-party title in its schedule.

"A big part of this is how you continue to not only bring new players in, but how you keep existing players engaged by having content in a steady drumbeat, that makes the difference," Bowser said.

The company's fans are starving for a new console with updated technology, so much so that the phrases "Switch 2" and "Switch Pro" constantly trend on social media sites fueled on nothing but pure speculation. But this week alone, Nintendo announced still more versions of the 2017 console: two versions of the Lite edition with Animal Crossing branding, as well as a return of the "Mario Kart 8 Deluxe" bundle. Nintendo just announced a special Mario edition of its OLED model coming only months after the release of a special Zelda edition.

The Switch release strategy is part of Nintendo's goal of staying as a multigenerational media company, Bowser said. The Animal Crossing bundle, for example, includes the franchise's 2020 "New Horizons" game, which sold more than 42 million copies across various age and gender demographics.

"It's for the family, quite honestly, that's looking to get one more Switch, if the kids are fighting over the existing Switch," Bowser said. "Every year, there are millions of households that have kids turning 6, 7 or 8, which is typically when people introduce their children to video games, and we think we're a very logical and obvious choice for those families."

Film has become another pillar for Nintendo after the success of "The Super Mario Bros. Movie," with its $1.36 billion global revenue, surpassed only recently by "Barbie." Hollywood's first attempt at a Mario movie, in 1993, bombed at the box office, which in turn led to Nintendo closely guarding its intellectual property for years. But the company has been loosening its tie, forming official partnerships with Lego with tie-in toys, as well as the Universal Studios theme parks.

"We found there were lots of parents and grandparents that took their kids to the movie," Bowser said. "I met a grandmother the other day who took her grandchild four times, and she can now talk to me all about Mario and the various characters of the game. That experience goes back to the point of creating multiple touchpoints and building that affinity over time."



ALLEY RUTZEL/NINTENDO OF AMERICA



KHOLOOD EID/BLOOMBERG NEWS

ABOVE: A family at the recent Nintendo Live event in Seattle. RIGHT: Doug Bowser, president of Nintendo of America, seen in 2017.

Nintendo's strategy is unusual enough that there were arguments in federal court this year about whether the company competes with Xbox or PlayStation. In July, a federal judge rejected a lawsuit by the Federal Trade Commission against Microsoft over its $69 billion acquisition of game publishing giant Activision Blizzard. As part of its argument, the FTC did not include Nintendo in its definition of market competitors, an observation that confused the industry.

When asked about the hearings, Bowser laughed and said he'll avoid passing judgment on any remarks from court proceedings. He doesn't want to single out any company as a competitor.

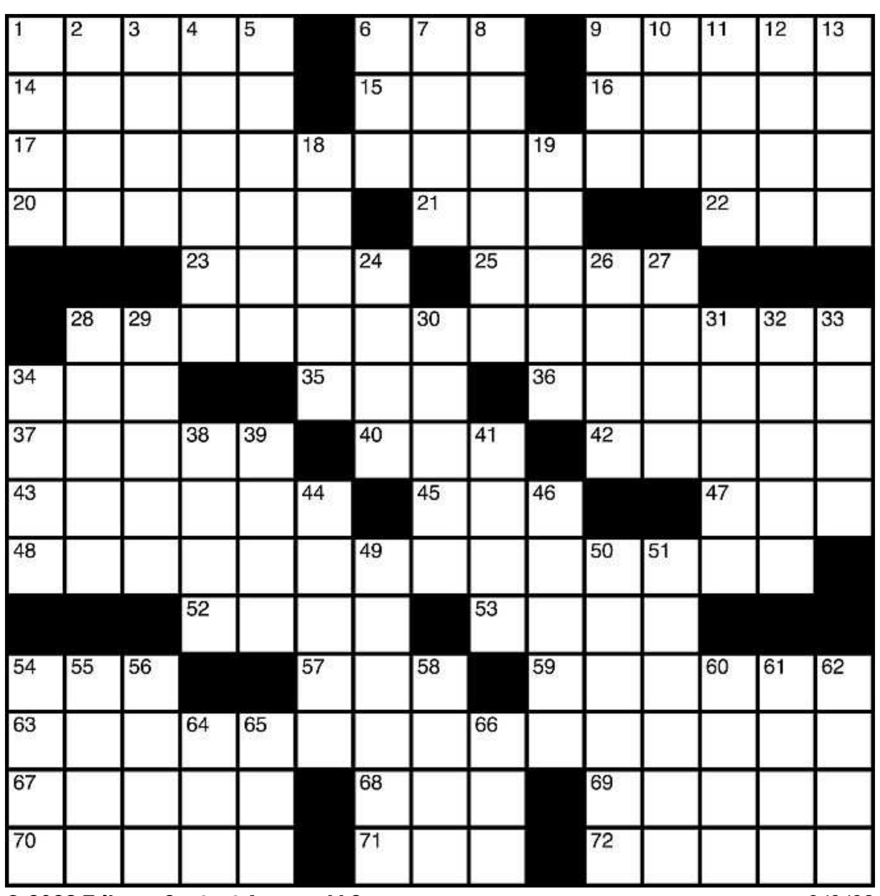
"If there is competition, it's asking ourselves, 'How do we compete for people's entertainment time?'" Bowser said. "We all have limited time. How do we create devices or platforms that are differentiated and unique and people want to play, or create devices or platforms that are differentiated and unique that people want to engage in? Because, in the end, that's what's important to us: Keep people engaged, bring them into our platforms or just our IP through various means like the movie or the theme park."

Nintendo remains secretive about its next big platform moves, and Bowser has become an expert at dodging questions about a Switch successor console. The Post asked what people can expect in 2024.

Bowser laughed and only said, "You can continue to look forward to that great beat of content to keep people engaged."

LA TIMES CROSSWORD

By Dan Margolis



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ACROSS

1 Soccer star Lionel with seven Ballon d'Or awards
6 Spreadsheet line
9 Hope __
14 Water brand
15 Poetic preposition
16 Name tag word
17 Good advice for an angry person / Bad advice for a novice dairy farmer
20 Shelley's "Ozymandias," e.g.
21 Rhythm-heavy genre
22 Mole
23 Fine __
25 Historical times
28 Good advice for a complainer / Bad advice for someone blowing out birthday candles
34 Wild beast also called a wildebeest
35 "Pull up a chair"
36 Fume
37 Blake who played Aunt Harriet on TV's "Batman"
40 Lower limb
42 Go bad
43 Off topic
45 Repurposed tee, maybe
47 Directed
48 Good advice for a nervous public speaker / Bad advice for an impersonator
52 Price-slashing event
53 Back muscles, for short
54 Brief chances?
57 T'ai __ ch'uan
59 Newsstand stack
63 Good advice for an impatient person / Bad advice for a Chippendales dancer
67 In vogue again
68 Lunes or martes
69 Tucci's "Road to Perdition" role
70 Far-out type?
71 Belief suffix
72 Prepare, as an infusion

DOWN

1 Rx orders
2 Cooking staple, initially
3 Ireland's __ Féin
4 GPS technology, for short
5 "We can share this hiding place!"
6 Gun
7 Miner concerns
8 More watered down
9 Comedian Margaret
10 Cut down
11 Colonnade trees
12 High-five sound
13 Broadway award
18 Legal dept. staffers
19 Potato nutrients, for short
24 Potting material
26 Greek war god
27 Filter (through)
28 Complete fiasco
29 Some German imports
30 In __: unborn
31 Island formation
32 "The Book __": Markus Zusak novel
33 Grasped
34 Key with one sharp, briefly
38 Grasps
39 Idris of "Cats"
41 Ancient France
44 Car battery pioneer
46 Result of some plotting
49 Violinist Menuhin
50 Sullies
51 Global fashion brand founded in San Francisco in 1968
54 Gumbo vegetable
55 Spa treatment
56 70-Across-hunting org.
58 Pupil's place
60 Kitchen addition?
61 Learning method
62 Salon sound
64 Not post-
65 "Round __ Virgin, Mother and Child ..."
66 Actor Waterston

TUESDAY'S LA TIMES SOLUTION

T	R	A	C	E	■	S	P	Y	■	S	P	A	T	S
B	O	X	E	S	■	T	O	E	■	C	I	V	I	L
S	P	I	N	C	L	A	S	S	■	E	R	O	D	E
P	E	S	T	■	A	P	T	■	U	N	A	W	E	D
■	■	■	A	I	S	L	E	■	P	I	N	■	■	■
■	■	N	U	R	S	E	R	Y	S	C	H	O	O	L
C	A	I	R	O	■	■	S	U	E	■	A	R	G	O
R	U	N	■	N	A	P	■	M	T	A	■	A	R	T
A	R	E	A	■	L	E	N	■	■	R	U	N	E	S
B	A	S	I	C	T	R	A	I	N	I	N	G	■	■
■	■	■	R	H	O	■	I	S	I	A	H	■	■	■
B	R	A	V	E	S	■	R	O	T	■	I	B	E	T
A	I	M	E	E	■	H	O	M	E	S	T	U	D	Y
E	D	E	N	S	■	A	B	E	■	S	C	R	A	P
Z	E	S	T	Y	■	S	I	R	■	T	H	Y	M	E



NICK GALIFIANAKIS FOR THE WASHINGTON POST

'Good-natured' jabs aren't landing



Carolyn Hax

Dear Carolyn: I heard my new sister-in-law, "Ann," call my husband a jacka--, and I don't know whether to talk to her about it. I heard Ann and her best friend whispering about something at a recent party, and I admit it: I eavesdropped. I heard her friend say, "Is the short one the jacka-- brother-in-law?" And Ann said, "No, it's the tall one," meaning my husband.

My husband likes Ann, but he also likes to tease and joke around about some of Ann's quirks. She is nice and a good hostess, but she's also kind of pretentious. Like she'll use cloth napkins and china plates for a cookout, put flowers in a salad and call pouring custard "crème Anglaise." So my husband teases her, saying she spilled flowers in the food or calling her Martha Stewart — mild stuff like that, all very good-natured. I know he'd be surprised and hurt if he knew what she thought of him.

I think this could blow over if I explained to her that it's all in good fun and that he really does like her, but I'm not sure how to bring it up.

— Anonymous

Anonymous: The fastest blowover opportunity is for your husband to stop being a jacka--.

You think it's "mild stuff" and "all very good-natured," but what you describe is an established member of a family constantly hammering on about how different a new member is from everyone else.

Have you ever been in that environment yourself? It's never as pleasant or harmless as the person creating it thinks, especially over time.

You assume she'll be okay with it — and therefore you and your husband can avoid making any effort yourselves — as soon as she knows it's "all in good fun." Maybe you're even right about that. But you haven't accounted for other reasons his remarks might annoy her. She could fully understand he likes her and means well, for example, and still find his shtick unfunny, annoying or stale. Even a crackin'-good Martha Stewart joke is a bad one the second or 17th time.

So the decent move is to flip your intervention impulse 180 degrees: Support Ann, and coach up your spouse. First, pick a quiet moment and suggest to him that the Ann jokes are wearing thin. Remind him you both like her, yes? And she knocks herself out to make things nice for her new extended family? So maybe just an even-more-good-natured "thank you" will do.

Then: When your husband still says, "Oops, there are flowers in the salad," har-dee-har, say to Ann: "Ignore him. That looks amazing. Where'd you get the recipe?"

When she breaks out the china and cloth napkins, compliment her table. What's china for at this point, anyway: adding a formal touch to the attic it sits in? And cloth napkins are: (a) Environmentally sound. (b) Much nicer and more practical than paper. (c) Homespun as all get-out. Choose whichever you're least likely to pick on.

When she refers to crème anglaise, consider that she, like me, never heard the term "pouring custard" until you used it. Because this big country has a lot of regional pockets that we're all born into by no choice of our own. To her, I'm guessing, you're all a bunch of "quirks."

Write to Carolyn Hax at *tellme@washpost.com*. Get her column delivered to your inbox each morning at *wapo.st/gethax*.

Join the discussion live at noon Fridays at *washingtonpost.com/live-chats*.

The Washington Post
SPORTS
WEDNESDAY, SEPTEMBER 6, 2023 M2 D

NFL REWIND
A new rule connected to fair catches on kickoffs adds a bit more intrigue to Week 1, Mark Maske writes. **D4**

BASKETBALL
The U.S. men steady themselves by dominating Italy to advance to the semifinals of the FIBA World Cup. **D7**

PRO BASKETBALL
Mystics guard Kristi Toliver has a torn ACL, ending her year after she managed to suit up for just 11 games. **D8**



MANU FERNANDEZ/ASSOCIATED PRESS

Coco Gauff routed Jelena Ostapenko, 6-0, 6-2, in just over an hour to become the first American teen since Serena Williams to advance to the U.S. Open semifinals.

Cool and composed

Sixth seed Gauff overcomes heat and is first U.S. teen to reach U.S. Open semifinals since 2001

BY AVA WALLACE

NEW YORK — She has won in humidity in Washington and, well, more humidity in suburban Cincinnati. She has won three-set fights against veterans at night and in front of restive crowds in the early afternoon. She has won 16 of her past 17 matches now, following a first-round upset loss at Wimbledon, and stifling 90-degree weather wasn't going to stall her streak.

She is from Florida by way of Atlanta, after all. Coco Gauff thrives in the heat.

Things are about to get just a touch hotter for the 19-year-old. The No. 6 seed has been the center of attention at this U.S. Open in women's singles, and she ascended to might-actually-win-this-thing territory Tuesday. High temperatures didn't bother her while she played at noon at Arthur Ashe Stadium, and neither did Jelena Ostapenko, the 2017 French Open champion from Latvia whom Gauff ousted, 6-0, 6-2, in 1 hour 8 minutes in the quarterfinals.

With the win, Gauff became the first American teenager to advance to the U.S. Open semifinals since 2001. Serena Williams lost to her sister Venus in the final that year, but she did get the chance to make up for it with some success later on.

"This is my shortest match of the tournament by far, so, yeah, maybe I'll go back out and hit the courts," Gauff said afterward, seriously.

After a potential practice — and with a quarterfinal doubles match on her schedule Wednesday alongside partner Jessica Pegula — Gauff will face No. 10 seed Karolina Muchova in the semifinals Thursday night. She won her lone match against Muchova, 27, last month in the Cincinnati final to collect her fifth career title. Muchova handled No. 30 seed Sorana Cirstea, 6-0, 6-3, in prime time Tuesday.

Ostapenko handed Gauff a loss at the Australian Open this year but didn't look nearly as comfortable in Tuesday's conditions. She said she was dragging after upsetting world No. 1 Iga Swiatek in a late-night match Sunday, after which she

SEE U.S. OPEN ON D2

U.S. Open, quarterfinals: Today, noon and 7 p.m., ESPN | **Inside:** Novak Djokovic rolls past Taylor Fritz to reach the semis. **D2**

ANALYSIS

A fast start is topping the agenda in Ashburn

BY SAM FORTIER

Listen. The Washington Commanders sound like a skipping record.

"We're trying to start fast this year," defensive tackle Daron Payne said.

"We got to emphasize starting fast," safety Kam Curl said.

In its Week 1 press release, above a stat for wide receiver Terry McLaurin, the team's public relations staff wrote: "Starting fast."

"Start the season fast, start series fast, start the games fast," defensive coordinator Jack Del Rio said. "That's the number one emphasis."

Starting fast will be important for plenty of people as a new era dawns Sunday at the Commanders' season opener against the Arizona Cardinals. The new ownership group wants to prove it can provide a good game-day experience at decaying FedEx Field. (It has already poured $40 million

SEE COMMANDERS ON D3

Cardinals at Commanders
Sunday, 1 p.m., Fox

Rookie Young gets first taste of leadoff as Nats fall again

METS 11, NATIONALS 5

BY JESSE DOUGHERTY

Going on 25 months now, the development of the Washington Nationals' young players has mattered a lot more than the runs, hits and errors on the scoreboard in a given game. That's true when they win. That's true when they lose. And it feels acutely true on nights such as Tuesday, when the Nationals were buried under a pile of Patrick Corbin's misplaced pitches and never recovered.

The end result, an 11-5 loss to the New York Mets, was Washington's sixth straight defeat. The team has lost eight of its past nine. But because CJ Abrams and Lane Thomas got the game off — Abrams for some scheduled rest, Thomas because of continued back tightness — Jacob Young, the Nationals' rookie center fielder, faced his first test in the leadoff spot. The 24-year-old

SEE NATIONALS ON D7

Mets at Nationals
Today, 7 p.m., MASN

Pac-12 was an incubator for Olympics. What now?

Conference realignment could lead to trouble in building Team USA

BY LES CARPENTER

Jim Sterk had been Washington State's athletic director for just a few months when he came to understand just how seriously the Pac-12 Conference took all sports, not just football and basketball. This was in the early 2000s, and he was talking to the school's swimming coach before the conference championship meet.

"I just want to tell you what we are going up against," he remembered the coach saying before a race. "In Lane 1 is a national champion. In Lane 2 is an Olympic champion."

In the third lane, the coach added, was an Olympic champion from another country.

"That's what you had all the time in the Pac-12," said Sterk, now the athletic director at Western Washington. "It was fun to be a part of it."

The soon-to-be-dissolved Pac-12 likes to call itself "The Conference of Champions," and in many ways it is, with more than 500 national titles, most of them coming in sports that don't get much attention or recognition until the Olympics, such as volleyball, track and field, water polo and swimming.

How powerful has the Pac-12 been in Olympic sports? Four of its schools — Southern California, Stanford, UCLA and California — have not only produced the most Olympic medals, they collectively

SEE PAC-12 ON D5



JOHN RAOUX/ASSOCIATED PRESS

After the Seminoles finished 10-3 last season, Coach Mike Norvell bolstered his roster with the sixth-best transfer class in the nation.

FSU and Colorado show the power of the portal

On Football
STEVEN GODFREY

At right about the moment former Albany defensive end Jared Verse chopped down LSU quarterback Jayden Daniels for Florida State on Sunday night, a through line emerged in this nascent college football season: The concept of the transfer portal has fundamentally shifted, probably to stay. It's officially no longer about whether you use it — it's how.

Pluck the two biggest moments from Labor Day weekend, and it's the same story told two different ways: Deion Sanders's Colorado circus demands attention, and so does the Florida State program that produced him and can finally claim it is "back." Both of these teams' signature victories were built with the portal, albeit with widely different approaches. And they weren't the only ones.

First, the Seminoles: Florida State humbled LSU, 45-24, in Orlando, one year after lucking into an upset of the Tigers in Brian Kelly's first game as LSU's coach. That 2022 victory was a gift to Florida State wrapped in LSU special teams dysfunction. Sunday's win was earned with a flash that hadn't been seen in garnet and gold since the grungier side of the 1990s — by the most talented Seminoles team in more than a decade.

Fourth-year coach Mike Norvell inherited a bad roster from Willie Taggart (and Jimbo Fisher, too) and felt the heat early, weathering an 8-13 run in his first two seasons with a loss to then-Football Championship Subdivision Jacksonville State as the nadir. But the work

SEE ON FOOTBALL ON D5

Another win, another milestone as Djokovic moves closer to U.S. Open final

BY AVA WALLACE

NEW YORK — Novak Djokovic reached yet another milestone Tuesday, and before anyone gripes about how that's getting old, it was a little different this time.

This time, Djokovic — who has not allowed gluten nor dairy to pass his lips for more than a decade, whose celebratory drink of choice is water (but with lemon), whose discipline is so intense that it seems to seep through his eyes when they bulge during tight matches — grabbed the mic during his post-victory on-court interview. Then he made the U.S. Open crowd at Arthur Ashe Stadium sing along with him:

"You gotta fight! For your right! To paaaaaarty!"

Yeah, it was hot Tuesday in New York.

Whether the heat had gotten to the second-seeded Djokovic or he was just happy to be out of it after a tidy 6-1, 6-4, 6-4 win in the quarterfinals over ninth-seeded American Taylor Fritz was hard to tell. But he had one big reason to be so fancy-free after advancing to his 13th U.S. Open semifinal, which puts him one behind record holder Jimmy Connors.

Djokovic will play in his 47th Grand Slam semifinal, which breaks a tie with Roger Federer for the most all time among men. That put the Serb in a reflective mood, spinning through his life's path from his war-torn homeland as a child to where he is today, belting out the Beastie Boys in front of 24,000 people playing hooky from work.

It was a fleeting moment. Asked how much fun he's having fending off young challengers such as Fritz at 36, Djokovic clarified: He cares deeply about his chosen profession. But he is not so much having fun as he is on a mission, with his next, and 24th, Grand Slam title as the ultimate goal.

"I'm trying to enjoy the moments on the court, but there is so much stress and pressure going on that it's hard to have fun, so to say, on the court. It's really about finding a way to navigate through the match and win a tennis match for me," he said.



CJ GUNTHER/EPA-EFE/SHUTTERSTOCK

Novak Djokovic had little trouble with Taylor Fritz, defeating the ninth-seeded American, 6-1, 6-4, 6-4.

Up next, he'll face an American for sure: unseeded 20-year-old Ben Shelton or 10th-seeded Frances Tiafoe, who met in prime time Tuesday.

For all the promise Fritz carried into the match as the top-ranked American man in a group of rising American men and as the player with the second-most wins on hard courts this year (35, trailing only Daniil Medvedev), the 25-year-old ran into a wall playing Djokovic.

The Californian's serve had been his strength as he zipped to the quarterfinals, but Djokovic was a steep increase in caliber of opponent and is the best returner in the game. Fritz was looking for his first win against a top-10 player in a Grand Slam and his first win against Djokovic in his eighth chance.

He faltered, peppering the match with 51 unforced errors and landing just 55 percent of his first serves.

"I'm probably not going to play tennis for the next week," Fritz said. "I hope when I come back in a week I'll remember how to serve."

Gauff reaches new heights at Flushing Meadows, and the semifinals are up next

U.S. OPEN FROM D1

didn't get to bed until 5 a.m. Monday. She said she had low energy all day and found it difficult to concentrate on shots she would normally put away.

"Honestly, I was expecting a little bit more from [Gauff] today," said Ostapenko, who won seven points in the 21-minute first set. "I felt like she had a little bit, like, a lot of pressure because obviously to play at home is not easy, as I experienced before myself. But, yeah, I think she maybe changed a little bit the tactics [from January]. She's a great player. She's still very young."

Gauff had no such issues with her focus. She was in control from the start and cruised with just two unforced errors in the first set. Ostapenko was right that Gauff didn't need her best, but winning with her "B" game and not letting up pressure in the face of a player with a game as high-risk and unpredictable as Ostapenko's was a gratifying part of the victory.

"Playing Jelena, you know that



SARAH YENESEL/EPA-EFE/SHUTTERSTOCK

Nineteen-year-old Coco Gauff, the U.S. Open's sixth seed, has prevailed in 16 of her past 17 matches.

6-0 set quite literally means nothing," Gauff said.

Gauff's success at this U.S. Open has involved mental fortitude nearly as much as it has her physical gifts.

Thursday will be the second semifinal of her career at a Grand Slam tournament following a victorious French Open semifinal last year. The lesson she is carrying with her in New York from that run is to not allow herself to feel as though she is close to the end of the tournament. "Right now, I have the mentality that I told myself I still have another two weeks to play," she said.

It helps that Gauff feels less emotionally drained, as she put it, than she would during a long run in her earlier days. Her responsibilities haven't waned, and her tennis schedule has not gotten any lighter, but she has had an attitude shift — she is coping better with the pressure and having more fun on the court. She has often played just before Novak Djokovic at Arthur Ashe Stadium and has taken to introducing him to the crowd after her matches.

"I'll take the mic for this one," she told ESPN's Pam Shriver. "Coming up next is the No. 1 player in the world, after the end of this tournament . . . 23 Slams, I believe: Novak Djokovic! Wooooo!"

Little moments such as that help keep Gauff loose for big moments on the court — or when she inevitably hears the stat about being the first American teen to reach a milestone since Serena Williams.

"Oh, it means a lot to me. Being in any sentence with her is great. I mean, she's the greatest player of all time. You know, I'm nothing close to that yet. I'm just really honored to be in the same sentence as her," Gauff said. ". . . She's my idol. I think if you told me when I was younger that I would be in these same stat lines as her, I would freak out. I'm still trying not to think about it a lot, because I don't want to get my head big or add pressure, but it is a cool moment to have that stat alongside her."

On such a hot day, Gauff happily took all the cool moments she could get.

DIGEST

COLLEGE FOOTBALL

Duke and Colorado soar into AP top 25

No. 21 Duke and No. 22 Colorado moved into the Associated Press top 25 poll Tuesday after scoring the biggest upsets of the opening weekend of the season, and No. 4 Florida State jumped into the top five after its resounding victory over LSU in Week 1's marquee game.

Georgia remained No. 1 with 58 first-place votes, and Michigan held steady at No. 2 with two first-place votes.

No. 3 Alabama moved up a spot, and Florida State climbed four places and received the remaining three first-place votes after beating LSU, 45-24. The Seminoles are in the top five for the first time since the beginning of the 2017 season.

Ohio State rounded out the top five in the AP's first regular season poll of 2023.

LSU dropped nine spots to No. 15. Clemson, which was upset at Duke, fell 16 places to No. 25. TCU, which lost to Colorado, dropped all the way out of the rankings after being No. 17 in the preseason.

Colorado's victory as a three-touchdown underdog at TCU in Coach **Deion Sanders**'s debut was the story of the weekend, and now the Buffaloes are ranked for the first time since a brief stay in the 2020 season. The Buffaloes were also ranked for two weeks in 2018 but have finished a season in the top 25 only once (2016) in the past 20 years.

"I don't care about no ranking," Sanders said. "I care about how we practice tomorrow. That's what I'm caring about right now. Ranking don't have a record, does it? Ranking don't have a record."

The new-look Buffaloes came away with a 45-42 victory against a program that played in the national title game last season.

Colorado's entry gives the beleaguered Pac-12 six ranked teams, the same number it finished with last season.

Including Southern California's opening win over San José State, the Pac-12 has started the season 13-0 for the first time since 1932. It's also the most wins by a Football Bowl Subdivision conference without a loss to start a season since at least 1980.

The rest of the top 10 was Southern California at No. 6, followed by Penn State, Washington, Tennessee and Notre Dame.

Duke capped the long weekend by knocking off Clemson, 28-7, on Monday night. It was the Blue Devils' first victory against a team ranked in the top 10 since 1989.

PRO BASKETBALL

Veteran forward **Christian Wood** agreed to a two-year deal with the Los Angeles Lakers, a person with knowledge of the deal told the Associated Press.

The person spoke on the condition of anonymity because the Lakers hadn't yet announced the deal for Wood, a Los Angeles-area native.

Wood essentially confirmed the deal on social media, writing: "It's always been my dream to be a laker."

Wood averaged 16.6 points and 7.3 rebounds for the Dallas Mavericks despite playing largely as a reserve last season, his seventh in the NBA. He established himself as a dependable offensive performer in the NBA after bouncing back and forth from the G League earlier in his career.

He put up a career-best 21 points per game for the Houston Rockets two seasons ago.

Wood is the fifth veteran acquired by the Lakers this summer following their surprising run to the Western Conference finals. . . .

New Orleans Pelicans forward **Trey Murphy III**, a 2021 first-round draft choice who emerged as a frequent starter and reliable scorer last season, injured the meniscus in his left knee while working out at team headquarters.

The severity of the injury, which was first reported by ESPN, was not immediately clear, and Murphy is expected to receive additional examinations in coming days.

Murphy, who is among New Orleans's top three-point shooters, averaged 14.5 points last season.

SOCCER

Eric Bailly ended his seven-year spell at Manchester United by completing a permanent move to Besiktas as Turkish clubs take advantage of the late closing of their transfer window to sign fringe players from the English Premier League.

Bailly, who made 113 appearances for United after joining from Villarreal, spent last season on loan at Marseille because he was not in Manager **Erik ten Hag**'s plans going forward.

Bailly is the second United player to join a Turkish club this summer after **Fred**'s transfer to Fenerbahce last month. . . .

Villarreal fired coach **Quique Setién** after the team lost three of its first four matches in the Spanish league.

The club made its decision early in the two-week break for international games, with director of football **Miguel Ángel Tena** taking over on an interim basis.

Setién took charge of Villarreal in October after the departure of **Unai Emery** to English club Aston Villa, guiding the team nicknamed the Yellow Submarine to a fifth-place finish and a spot in this season's Europa League. . . .

Robin Fraser is out as coach of the Colorado Rapids with the MLS team languishing at the bottom of the Western Conference standings at 3-10-13. **Chris Little** will serve as the interim coach until the club names a successor.

Fraser went 47-48-34 spanning all competitions since taking over Aug. 25, 2019.

CYCLING

American rider **Sepp Kuss** held on to the overall lead of the Spanish Vuelta despite finishing 13th in an individual time trial won by **Filippo Ganna** in Valladolid, Spain. Ganna picked up his first-ever win in Spain as the Vuelta returned from a rest day to kick off its second week with a 25.8-kilometer (16-mile) race against the clock.

Ganna, an Italian rider from team Ineos Granadiers, finished in 27 minutes 39 seconds.

— From news services and staff reports

TELEVISION AND RADIO

MLB

1 p.m.	**Minnesota at Cleveland** » MLB Network
4 p.m.	**Philadelphia at San Diego** » MLB Network
7 p.m.	**New York Mets at Washington** » MASN, WJFK (106.7 FM)
7:20 p.m.	**St. Louis at Atlanta** » MLB Network
9:30 p.m.	**Baltimore at Los Angeles Angels** » MASN2, WIYY (97.9 FM), WSBN (630 AM)

WNBA

7 p.m.	**Seattle at Atlanta** » NBA TV

GOLF

Midnight	**Asian Tour: Shinhan Donghae Open, first round** » Golf Channel

SOCCER

2 p.m.	**Men's friendly: Gibraltar at Malta** » Fox Sports 2
3 p.m.	**Africa Cup of Nations qualifying, Group J: Equatorial Guinea at Libya** » beIN Sports
8 p.m.	**NWSL Challenge Cup, semifinal: North Carolina at Kansas City** » CBS Sports Network
10 p.m.	**NWSL Challenge Cup, semifinal: Racing Louisville at OL Reign** » CBS Sports Network

TENNIS

Noon	**ATP/WTA: U.S. Open, quarterfinals** » ESPN
7 p.m.	**ATP/WTA: U.S. Open, quarterfinals** » ESPN

NBA G LEAGUE

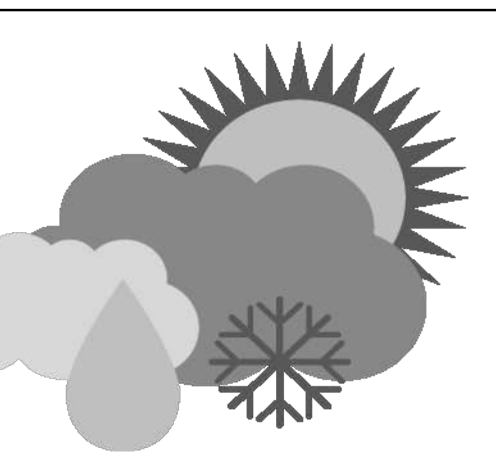
9 p.m.	**Exhibition: Perth at G League Ignite** » NBA TV

MEN'S COLLEGE GOLF

4 p.m.	**Folds of Honor Collegiate, final round** » Golf Channel

WOMEN'S COLLEGE VOLLEYBALL

8 p.m.	**Creighton at Nebraska** » Big Ten Network



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S0141 6x3

Just two weeks after World Cup win, Spain's Vilda is fired

BY CINDY BOREN

Jorge Vilda, the coach of Spain's women's national team, was fired by the Spanish soccer federation (RFEF) a little over two weeks after his squad won the World Cup.

Vilda was fired Tuesday shortly after the RFEF apologized for the "totally unacceptable behavior" of federation president Luis Rubiales and said it was cooperating with disciplinary action by soccer's global governing body. FIFA suspended Rubiales for 90 days after his nonconsensual kiss of player Jenni Hermoso following Spain's 1-0 victory over England on Aug. 20.

"The RFEF wants to convey to the whole of society and to the whole of world football its deepest regret for what has happened, which has tarnished our national team, our football and our society," the statement read. "The damage caused to Spanish football, to Spanish sport, to Spanish society and to the values of football and sport as a whole has been enormous."



HANNAH MCKAY/REUTERS

While dismissing him, Spain's soccer federation praised coach Jorge Vilda as "key to the remarkable growth of women's football."

The RFEF promised a "profound and immediate restructuring" of the organization and then shortly afterward announced Vilda's dismissal in a statement that praised him and made no mention of his controversial run as coach. The committee of regional presidents in charge of the RFEF, led by Pedro Rocha, informed Vilda of the decision to fire him. Rocha was to meet with Victor Francos, president of Spain's National Sports Council, later Tuesday.

The RFEF praised Vilda as "key to the remarkable growth of women's football" as he "leaves Spain as world champion and second in the FIFA ranking."

Vilda loses his job in the aftermath of a scandal that has engulfed the team since it won the championship. Vilda initially appeared supportive of Rubiales but later changed course.

The RFEF also announced that Montse Tomé will replace Vilda as coach, becoming the first woman to hold the position in Spain. Tomé had been an assistant on Vilda's staff since 2018.

Spain's World Cup win came after a tumultuous buildup to the tournament that included a dispute between players and the national federation. Last fall, 15 players sent an email to the organization, raising concerns about the team's management, but Rubiales and the organization stuck by Vilda, who chose to leave all but three of those players off the World Cup squad.

All 23 members of Spain's championship team signed a statement last month, along with 58 other current and former players, saying they would not play for the national team again "if the current management continues."

Vilda, 42, had been in the job since 2015 and had the strong backing of Rubiales. When Rubiales announced he would not step down despite the Hermoso fallout, he offered Vilda a new four-year contract worth more than $500,000 per year. However, Vilda criticized Rubiales for "improper behavior" after four assistant coaches for the senior team, two coaches of the women's youth teams and five staff members for the senior and youth women's teams resigned.

Vilda joined the RFEF in 2009 as an assistant coach to his father with the under-19 women's team and went on to coach the U-17s and U-19s before replacing Ignacio Quereda in 2015 when players called for Quereda's dismissal. Under Vilda, Spain failed to win a knockout game at Euro 2017, the 2019 World Cup and Euro 2022 before its World Cup breakthrough in Australia last month.

Beatriz Ríos contributed to this report.

ANALYSIS

Getting off to fast start has become prime concern for Rivera and Commanders

COMMANDERS FROM D1

into the stadium.) The fans want to prove they're re-energized after two decades of lethargy. (The game is already sold out.) Many coaches and players want to prove, definitively, that they can excel in big new roles. (Several created optimism with strong preseason performances.)

But the stakes might be highest for Coach Ron Rivera. He figures to have the least time and leeway to prove he is the right person for his job. This offseason, he has regularly acknowledged that, if things don't go well, managing partner Josh Harris could fire him, and at 61, he may not end up with another head coaching job. Rivera's teams tend to start slow — his first three seasons here began 2-7, 2-6 and 1-4 — so he must get this team to do what no Rivera team in Washington has ever done: start fast.

By NFL standards, the Cardinals look as close as it gets to an easy victory. Arizona is expected to be the worst team in the league by a fair margin. The new general manager is tearing down the roster, the new coach is being mocked online for a cringeworthy speech, and the team is without star quarterback Kyler Murray (ACL) and refusing to name a replacement because of competitive advantage. The choices are journeyman Josh Dobbs (two career starts), whom the Cardinals traded for Aug. 24, and Clayton Tune (a rookie fifth-round draft pick).

Washington is favored by a touchdown or more for the first time in Rivera's 51 games, according to TruMedia. Inpredictable, a sports-betting analysis website, has the spread at 8½ points. During his career, Rivera has been a coin flip in Week 1 (6-6 all time) but good as a heavy favorite. In Carolina, when favored by seven-plus points, he went 14-2.



JULIO CORTEZ/ASSOCIATED PRESS

The Commanders have gotten off to slow starts (2-7, 2-6, 1-4) in wide receiver Terry McLaurin's three seasons playing under Ron Rivera.

Despite all the factors favoring Washington, despite the immense personal stakes, Rivera claimed this opener feels like any other.

"It's always important," he said. "One of the things that John Madden told me is: 'You win the first one, you're always in the plus. If you lose the first one, you're behind.' "

In his first years as the owner of franchises in other pro leagues, Harris has seen fast and slow starts. During the 2011-12 NBA season, Philadelphia 76ers Coach Doug Collins raced to a 20-9 record, upset the top-seeded Chicago Bulls in the first round of the playoffs and pushed the Boston Celtics to the brink before losing in the second.

During the 2013-14 NHL season, New Jersey Devils Coach Peter DeBoer did not get a win until his eighth game. The Devils ultimately finished 35-29-18, tied for 10th in the Eastern Conference and out of the playoffs.

Both coaches got second seasons. In Year 2, DeBoer started 12-17-7, and the day after Christmas, Harris fired him. Collins made it through the regular season, finishing 34-48, but he resigned in anticipation of a long, painful rebuild that became known as "The Process." Despite the losses, Harris insisted he didn't push Collins out.

This year, Rivera said his conversations with Harris have been straightforward.

"The greatest expectation is to win, just like it is every year," he said.

The preseason provided optimism for a fast start. After the first two ugly drives, the first-team offense finished with a touchdown, a field goal, a punt, a touchdown and another touchdown. The last was a beautiful two-minute drill that went 10 plays and 79 yards in 1:22.

In contrast, the defensive starters played just one series together. The Cleveland Browns quickly drove to the 1-yard line before Washington stonewalled them twice to force a turnover on downs. Cornerback Kendall Fuller didn't play at all, and defensive end Chase Young (stinger) only made it through four plays. Rivera declined Tuesday to provide an update on Young's status for the opener.

Under Del Rio, the defense has regularly started slow. The unit has usually gotten on track by shifting personnel — dropping Landon Collins from safety to linebacker in 2021 and benching cornerback William Jackson III in 2022.

If Washington starts fast, it could avoid the annual heap of hypotheticals. Every year under Rivera, late-surging Washington has had to win a key stretch of games to sneak into playoff contention. Washington made the postseason in 2020, when it won the NFC East at 7-9, but it didn't in 2021 or 2022 because of crushing losses in December.

Rookie defensive end Andre Jones Jr. wasn't here for any of that. But he seems to appreciate why his coaches and teammates have emphasized the importance of, well, starting fast.

"If we start fast, bro, we're going to be in better shape all year long," he said.

NFL NOTES

Chiefs' Kelce hyperextends knee, status for Thursday's opener up in the air

FROM NEWS SERVICES

Kansas City Chiefs tight end Travis Kelce hyperextended his knee during the team's final practice before its opener against the Detroit Lions, leaving the Pro Bowler's status in question for Thursday night at Arrowhead Stadium.

Chiefs Coach Andy Reid said the injury occurred during the final full workout Tuesday but provided no other details. Players in the locker room said Kelce was hurt on a play in the red zone but was able to limp off the field on his own.

"We'll just see how he does going forward," Reid said.

Tests taken after practice showed there was no ligament damage, a person familiar with the results told the Associated Press, speaking on the condition of anonymity because the person was not authorized to discuss the injury.

Kelce, who turns 34 next month, has not missed a game because of injury since his 2013 rookie season, which ended after one game because of a microfracture procedure to fix a cartilage problem in his knee. He has twice skipped meaningless games to end the regular season.

"He was limping, just walking off the field," Chiefs wide receiver Skyy Moore said of the play where Kelce was injured. "It was a good sign to see him get up by himself and get off the field."

One day earlier, Kelce proclaimed his body felt "as good as it'll feel all year" heading into the new season.



BUTCH DILL/ASSOCIATED PRESS

Travis Kelce earned his eighth straight Pro Bowl nod after catching 110 passes for 1,338 yards in 2022.

"I've been very fortunate that we have the best training staff in the league, so getting in the training room, doing a lot of rehab and just making sure the body is tuned up," Kelce said before Monday's practice. "There's a lot that goes into it. You just have to be a professional, and you just have to be very fortunate."

Kelce is coming off perhaps the best season of his 10-year career, racking up a career-high 110 receptions for 1,338 yards and 12 touchdowns. He was voted a first-team all-pro for the fourth time and chosen to the Pro Bowl for an eighth consecutive season while helping Kansas City win the Lombardi Trophy for the second time in four years.

"We want him to be out there," said Chiefs tight end Noah Gray, who would be in line to start if Kelce is unavailable.

The Chiefs also have Blake Bell on the 53-man roster with Matt Bushman and Gerrit Prince on the practice squad.

Most of the injuries Kelce has suffered in his career have been relatively minor. He has twice been in the concussion protocol but was able to return for the following game. He has played through a rib injury and an ankle sprain, had offseason surgery on his shoulder and dealt with soreness in his knee during the 2020 playoffs.

• **RAIDERS:** Defensive end Chandler Jones indicated in since-deleted social media posts that he no longer wanted to play for Las Vegas Coach Josh McDaniels and General Manager Dave Ziegler.

Jones's agent, Ethan Lock, said he had no comment. An attempt to reach the Raiders for comment was unsuccessful.

"It's a shame that I am a top athlete with 112 sacks in the NFL and I have to go to a local gym to work out during the season for no apparent reason this is wild to me Josh and you know it you need to do what's right," Jones posted on Instagram.

It was unclear what time frame Jones was referring to. He missed a stretch of recent practices because of an unspecified injury, then returned last week.

Regardless, he posted he didn't "wanna play for the Raiders" if McDaniels and Ziegler were still in control. He said he would prefer that defensive coordinator Patrick Graham take over as coach.

Those posts took a much different tone from what Jones wrote on X (formerly Twitter) on Monday, saying: "Can't wait to play this year! Feelin great in practice!"

• **PATRIOTS:** Defensive back Jack Jones agreed to serve one year of probation and 48 hours of community service in exchange for prosecutors dropping eight of the nine weapons charges he faced in connection with his June arrest at a security checkpoint at Boston's Logan Airport.

Jones, 25, was arrested after two firearms were found in what police identified as being his carry-on luggage.

In a motion stating its decision not to continue to pursue the case, the state attorney's office said it determined it couldn't prove beyond a reasonable doubt "that Mr. Jones had knowledge that he possessed the firearms in his bag at the time of the incident."

— Associated Press

• **MISC.:** Former NFL wide receiver Mike Williams died of injuries suffered in a construction accident, according to a Buffalo television station. He was 36.

A fourth-round pick out of Syracuse by the Tampa Bay Buccaneers in 2010, Williams burst onto the scene with 964 receiving yards and 11 touchdowns. That made him an offensive rookie of the year finalist.

Williams spent four seasons with Tampa Bay before playing for his hometown Buffalo Bills in 2014. He finished his career spending part of 2016 with the Chiefs in the offseason.

— Tampa Bay Times

NFL REWIND



CHRISTOPHER MAST/GETTY IMAGES

A new rule tied to fair catches on kickoffs is about to make its regular season debut, and how teams will react is unclear.

RANKINGS AND HAPPENINGS

Kickoff rule adds Week 1 wrinkle

BY MARK MASKE

The NFL's new rule related to fair catches on kickoffs had little to no impact on play during the preseason. But that was not necessarily an indication of how things will go during the regular season.

There was only one fair catch of a kickoff leaguewide during the preseason. That was by the Los Angeles Rams in Week 2. There were 27 squib kicks on kickoffs this preseason, up from 20 last year.

Now teams must figure out how to approach kickoffs and returns in games that actually matter. Under the new rule — which the NFL competition committee proposed for player-safety reasons and team owners approved on a one-year basis — the ball will be spotted at the 25-yard line, equivalent to a touchback, on any fair catch by the receiving team inside the 25.

"I think that the way that clubs approach the preseason on special teams is different," Jeff Miller, the NFL's executive vice president of communications, public affairs and policy, said last month. "They want to see whether a player potentially can make the team as a returner, what their return team looks like, what their kicker looks like. So I think it's . . . strategic in that regard as to how they want to approach the preseason. . . . I guess I wouldn't draw substantial conclusions."

The NFL projects the new rule will lead to the portion of kickoffs that are returned dropping from last season's 38 percent to about 31 percent this season. According to the league's modeling, that would produce roughly a 15 percent reduction in the number of concussions suffered on kickoffs.

NFL leaders said they will spend the coming months studying potential longer-term solutions to make the kickoff safer and keep it in the game. Many coaches and players lobbied against the fair catch rule, arguing that it would be ineffective, that it would have unintended consequences and that it signals the league's intention to eliminate kickoffs.

Some opponents speculated that teams would use squib kicks to prevent fair catches. But that was not effective during the preseason. On average, the returning team took possession at its 29-yard line on squib kicks.

Teams could take varying approaches. Buffalo Bills General Manager Brandon Beane said at the outset of training camp that the season-ending injury that returner Nyheim Hines suffered in a water scooter accident before camp might affect his team's strategy.

"We believe in special teams a lot here," Beane said then. "And our plan was to attack these kickoff returns. But with Nyheim's injury, that's to be determined."

Top five teams

1. Chiefs: Patrick Mahomes seeks a third Super Bowl triumph and a third MVP award as he begins his seventh NFL season. The defending champs are No. 1 until someone proves otherwise.

2. Eagles: The Eagles and 49ers are the class of the NFC, and there don't appear to be many challengers.

3. 49ers: After running out of healthy quarterbacks last season, San Francisco traded Trey Lance. So much depends on Brock Purdy staying healthy and duplicating his rookie exploits.

4. Bengals: Joe Burrow's calf injury provided a scare in training camp, but all seems well now.

5. Bills: Is this their season to get back to the Super Bowl? As Stefon Diggs noted in camp, championship windows don't remain open for long.

Goodell's extension

Some owners are targeting their October meeting to finalize Commissioner Roger Goodell's pending contract extension.

Several owners said at their May meeting that the new deal, which is expected to run until the spring of 2027, was all but done. But there has been no announcement.

Three people familiar with the owners' deliberations said in recent weeks that they still expect Goodell's extension to be completed. The owners are in no particular rush but could finalize the deal by the October meeting, according to one of those people. Goodell's contract expires in March.

The owners also could consider Tom Brady's deal to purchase an ownership stake in the Las Vegas Raiders at the October meeting. The NFL finance committee is evaluating that agreement, which at least 24 of the 32 owners must approve.

Amazon deal, Year 2

The NFL continues to affirm its commitment to putting its games on streaming platforms, even while it remains the most valuable and popular commodity on television.

Brian Rolapp, the league's chief media and business officer, said last week that the NFL regards its decision to put its "Thursday Night Football" package on Amazon's Prime Video beginning last season as a success. Those games averaged about 9.6 million viewers, according to Nielsen, although Amazon said its internal data showed the viewership was higher, at about 11.3 million. (Amazon founder Jeff Bezos owns The Washington Post.)

"We knew when we moved these games from broadcast to a digital-only platform . . . there'd be a decline in viewership in the short term, knowing that we thought long term that gap would close meaningfully, just like it did in cable television when we started with ESPN," Rolapp said. "So that's all to say that we were excited about the number last year. We thought they did great. And I think it sort of proved out that digital distribution has arrived for sports. . . . I think you'll see growth on the package."

This season, YouTube becomes the carrier of the NFL's "Sunday Ticket" package.

"Everybody . . . knows how the media landscape has changed dramatically over the last few years," Rolapp said. "We think it'll continue to change even more dramatically over the next five to 10 years."

Bottom five teams

28. Broncos: Sean Payton blamed his predecessor, Nathaniel Hackett, for Russell Wilson's struggles last season. What will he say if Wilson doesn't play better?

29. Colts: Shane Steichen and Anthony Richardson will attempt to turn things around. But no one should expect miracles immediately.

30. Texans: DeMeco Ryans and C.J. Stroud will attempt to turn things around. But no one should expect miracles immediately.

31. Panthers: Frank Reich and Bryce Young will attempt to turn things around. But no one should expect miracles immediately.

32. Cardinals: The quarterback situation is far from promising, at least until Kyler Murray returns from his knee injury. Good luck, Jonathan Gannon. You wanted to be an NFL head coach. Be careful what you wish for.

Bills' plans

The Bills will be without standout pass rusher Von Miller for at least their first four games after they opted to have him begin the season on the physically unable to perform list.

Miller continues to work his way back from the torn ACL in his right knee he suffered last season. He said in training camp that his goal was to return for the season opener, but he realized it might be wise to push that back.

"Your body is going to do what it's going to do," Miller said then. "If that's early, then I'll be happy about that. If it's later, then I'll be happy about that as well. I just want to get back on the field at a point where I'm super confident, where I feel really, really good and where I can contribute to this team. It doesn't make any sense to just try to fight to just be out there just to prove a point. I want to be there when it matters. I want to be there late in the season, big-time playoff games, big-time games in general."

The bid by Bills safety Damar Hamlin to resume his NFL career remains on course. The Bills kept Hamlin on their roster last week as they reduced it to 53 players.

Hamlin, 25, is set to begin his third NFL season. He participated in training camp and the preseason after doctors cleared him to return to football following the Jan. 2 incident in which he collapsed on the field during a game in Cincinnati and suffered cardiac arrest, requiring emergency medical responders to resuscitate him.

The 2021 sixth-round draft choice had faced a roster numbers crunch behind established starters Jordan Poyer and Micah Hyde and veteran newcomer Taylor Rapp.

But the Bills remained confident in his ability to be a contributor as a backup safety and a special teams participant.

The Bills open the season Monday night against the New York Jets in East Rutherford, N.J.

As Hamlin cleared on-field hurdles in recent weeks, participating in his first practice in full pads since the incident and then taking part in preseason games, he and the Bills acknowledged he would continue to deal with physical and emotional issues.

"It's going to be a long, long, long, long, long journey," Hamlin said during training camp. "Some of these emotions will never leave. Whenever everybody's not paying attention to me no more, I'll still be processing these emotions myself."

Hamlin announced in April that he would continue playing football. Doctors had determined, he said then, that his cardiac arrest was caused by commotio cordis, a rare condition in which an impact to the chest results in an abnormal heart rhythm.

"I pretty much lost my life playing this sport," Hamlin said in camp. "So to come back and do it all over again, it's all over the place. But I'm rooted in my faith. I'm rooted in the love that I receive from my family, my teammates and the love all around the world. It keeps me going. I've got goals that I still want to achieve within this game."

NFC East

DALLAS (0-0)
September
10: at N.Y. Giants
17: N.Y. Jets
24: at Arizona
October
1: New England
8: at San Fran.
16: at L.A. Chargers
22: Bye
29: L.A. Rams
November
5: at Philadelphia
12: N.Y. Giants
19: at Carolina
23: Washington
30: Seattle
December
10: Philadelphia
17: at Buffalo
24: at Miami
30: Detroit
January
7: at Washington

PHILADELPHIA (0-0)
September
10: at New England
14: Minnesota
25: at Tampa Bay
October
1: Washington
8: at L.A. Rams
15: at N.Y. Jets
22: Miami
29: at Washington
November
5: Dallas
12: Bye
20: at Kansas City
26: Buffalo
December
3: San Fran.
10: at Dallas
17: at Seattle
25: N.Y. Giants
31: Arizona
January
7: at N.Y. Giants

N.Y. GIANTS (0-0)
September
10: Dallas
17: at Arizona
21: at San Fran.
October
2: Seattle
8: at Miami
15: at Buffalo
22: Washington
29: N.Y. Jets
November
5: at Las Vegas
12: at Dallas
19: at Washington
26: New England
December
3: Bye
11: Green Bay
17: at New Orleans
25: at Philadelphia
31: L.A. Rams
January
7: Philadelphia

WASHINGTON (0-0)
September
10: Arizona
17: at Denver
24: Buffalo
October
1: at Philadelphia
5: Chicago
15: at Atlanta
22: at N.Y. Giants
29: Philadelphia
November
5: at New England
12: at Seattle
19: N.Y. Giants
23: at Dallas
December
3: Miami
10: Bye
17: at L.A. Rams
24: at N.Y. Jets
31: San Fran.
January
7: Dallas

NFC North

CHICAGO (0-0)
September
10: Green Bay
17: at Tampa Bay
24: at Kansas City
October
1: Denver
5: at Washington
15: Minnesota
22: Las Vegas
29: at L.A. Chargers
November
5: at New Orleans
9: Carolina
19: at Detroit
27: at Minnesota
December
3: Bye
10: Detroit
17: at Cleveland
24: Arizona
31: Atlanta
January
7: at Green Bay

GREEN BAY (0-0)
September
10: at Chicago
17: at Atlanta
24: New Orleans
28: Detroit
October
9: at Las Vegas
15: Bye
22: at Denver
29: Minnesota
November
5: L.A. Rams
12: at Pittsburgh
19: L.A. Chargers
23: at Detroit
December
3: Kansas City
11: at N.Y. Giants
17: Tampa Bay
24: at Carolina
31: at Minnesota
January
7: Chicago

DETROIT (0-0)
September
7: at Kansas City
17: Seattle
24: Atlanta
28: at Green Bay
October
8: Carolina
15: at Tampa Bay
22: at Baltimore
30: Las Vegas
November
5: Bye
12: at L.A. Chargers
19: Chicago
23: Green Bay
December
3: at New Orleans
10: at Chicago
17: Denver
24: at Minnesota
30: at Dallas
January
7: Minnesota

MINNESOTA (0-0)
September
10: Tampa Bay
14: at Philadelphia
24: L.A. Chargers
October
1: at Carolina
8: Kansas City
15: at Chicago
23: San Fran.
29: at Green Bay
November
5: at Atlanta
12: New Orleans
19: at Denver
27: Chicago
December
3: Bye
10: at Las Vegas
17: at Cincinnati
24: Detroit
31: Green Bay
January
7: at Detroit

NFC South

ATLANTA (0-0)
September
10: Carolina
17: Green Bay
24: at Detroit
October
1: at Jacksonville
8: Houston
15: Washington
22: at Tampa Bay
29: at Tennessee
November
5: Minnesota
12: at Arizona
19: Bye
26: New Orleans
December
3: at N.Y. Jets
10: Tampa Bay
17: at Carolina
24: Indianapolis
31: at Chicago
January
7: at New Orleans

NEW ORLEANS (0-0)
September
10: Tennessee
18: at Carolina
24: at Green Bay
October
1: Tampa Bay
8: at New England
15: at Houston
19: Jacksonville
29: at Indianapolis
November
5: Chicago
12: at Minnesota
19: Bye
26: at Atlanta
December
3: Detroit
10: Carolina
17: N.Y. Giants
21: at L.A. Rams
31: at Tampa Bay
January
7: Atlanta

CAROLINA (0-0)
September
10: at Atlanta
18: New Orleans
24: at Seattle
October
1: Minnesota
8: at Detroit
15: at Miami
22: Bye
29: Houston
November
5: Indianapolis
9: at Chicago
19: Dallas
26: at Tennessee
December
3: at Tampa Bay
10: at New Orleans
17: Atlanta
24: Green Bay
31: at Jacksonville
January
7: Tampa Bay

TAMPA BAY (0-0)
September
10: at Minnesota
17: Chicago
25: Philadelphia
October
1: at New Orleans
8: Bye
15: Detroit
22: Atlanta
26: at Buffalo
November
5: at Houston
12: Tennessee
19: at San Fran.
26: at Indianapolis
December
3: Carolina
10: at Atlanta
17: at Green Bay
24: Jacksonville
31: New Orleans
January
7: at Carolina

NFC West

ARIZONA (0-0)
September
10: at Washington
17: N.Y. Giants
24: Dallas
October
1: at San Fran.
8: Cincinnati
15: at L.A. Rams
22: at Seattle
29: Baltimore
November
5: at Cleveland
12: Atlanta
19: at Houston
26: L.A. Rams
December
3: at Pittsburgh
10: Bye
17: San Fran.
24: at Chicago
31: at Philadelphia
January
7: Seattle

SAN FRANCISCO (0-0)
September
10: at Pittsburgh
17: at L.A. Rams
21: N.Y. Giants
October
1: Arizona
8: Dallas
15: at Cleveland
23: at Minnesota
29: Cincinnati
November
5: Bye
12: at Jacksonville
19: Tampa Bay
23: at Seattle
December
3: at Philadelphia
10: Seattle
17: at Arizona
25: Baltimore
31: at Washington
January
7: L.A. Rams

L.A. RAMS (0-0)
September
10: at Seattle
17: San Fran.
25: at Cincinnati
October
1: at Indianapolis
8: Philadelphia
15: Arizona
22: Pittsburgh
29: at Dallas
November
5: at Green Bay
12: Bye
19: Seattle
26: at Arizona
December
3: Cleveland
10: at Baltimore
17: Washington
21: New Orleans
31: at N.Y. Giants
January
7: at San Fran.

SEATTLE (0-0)
September
10: L.A. Rams
17: at Detroit
24: Carolina
October
2: at N.Y. Giants
8: Bye
15: at Cincinnati
22: Arizona
29: Cleveland
November
5: at Baltimore
12: Washington
19: at L.A. Rams
23: San Fran.
30: at Dallas
December
10: at San Fran.
17: Philadelphia
24: at Tennessee
31: Pittsburgh
January
7: at Arizona

AFC East

BUFFALO (0-0)
September
11: at N.Y. Jets
17: Las Vegas
24: at Washington
October
1: Miami
8: Jacksonville
15: N.Y. Giants
22: at New England
26: Tampa Bay
November
5: at Cincinnati
13: Denver
19: N.Y. Jets
26: at Philadelphia
December
3: Bye
10: at Kansas City
17: Dallas
23: at L.A. Chargers
31: New England
January
7: at Miami

NEW ENGLAND (0-0)
September
10: Philadelphia
17: Miami
24: at N.Y. Jets
October
1: at Dallas
8: New Orleans
15: at Las Vegas
22: Buffalo
29: at Miami
November
5: Washington
12: Indianapolis
19: Bye
26: at N.Y. Giants
December
3: L.A. Chargers
7: at Pittsburgh
18: Kansas City
24: at Denver
31: at Buffalo
January
7: N.Y. Jets

MIAMI (0-0)
September
10: at L.A. Chargers
17: at New England
24: Denver
October
1: at Buffalo
8: N.Y. Giants
15: Carolina
22: at Philadelphia
29: New England
November
5: at Kansas City
12: Bye
19: Las Vegas
24: at N.Y. Jets
December
3: at Washington
11: Tennessee
17: N.Y. Jets
24: Dallas
31: at Baltimore
January
7: Buffalo

N.Y. JETS (0-0)
September
11: Buffalo
17: at Dallas
24: New England
October
1: Kansas City
8: at Denver
15: Philadelphia
22: Bye
29: at N.Y. Giants
November
6: L.A. Chargers
12: at Las Vegas
19: at Buffalo
24: Miami
December
3: Atlanta
10: Houston
17: at Miami
24: Washington
28: at Cleveland
January
7: at New England

AFC North

BALTIMORE (0-0)
September
10: Houston
17: at Cincinnati
24: Indianapolis
October
1: at Cleveland
8: at Pittsburgh
15: at Tennessee
22: Detroit
29: at Arizona
November
5: Seattle
12: Cleveland
16: Cincinnati
26: at L.A. Chargers
December
3: Bye
10: L.A. Rams
17: at Jacksonville
25: at San Fran.
31: Miami
January
7: Pittsburgh

CLEVELAND (0-0)
September
10: Cincinnati
18: at Pittsburgh
24: Tennessee
October
1: Baltimore
8: Bye
15: San Fran.
22: at Indianapolis
29: at Seattle
November
5: Arizona
12: at Baltimore
19: Pittsburgh
26: at Denver
December
3: at L.A. Rams
10: Jacksonville
17: Chicago
24: at Houston
28: N.Y. Jets
January
7: at Cincinnati

CINCINNATI (0-0)
September
10: at Cleveland
17: Baltimore
25: L.A. Rams
October
1: at Tennessee
8: at Arizona
15: Seattle
22: Bye
29: at San Fran.
November
5: Buffalo
12: Houston
16: at Baltimore
26: Pittsburgh
December
4: at Jacksonville
10: Indianapolis
17: Minnesota
23: at Pittsburgh
31: at Kansas City
January
7: Cleveland

PITTSBURGH (0-0)
September
10: San Fran.
18: Cleveland
24: at Las Vegas
October
1: at Houston
8: Baltimore
15: Bye
22: at L.A. Rams
29: Jacksonville
November
2: Tennessee
12: Green Bay
19: at Cleveland
26: at Cincinnati
December
3: Arizona
7: New England
17: at Indianapolis
23: Cincinnati
31: at Seattle
January
7: at Baltimore

AFC South

HOUSTON (0-0)
September
10: at Baltimore
17: Indianapolis
24: at Jacksonville
October
1: Pittsburgh
8: at Atlanta
15: New Orleans
22: Bye
29: at Carolina
November
5: Tampa Bay
12: at Cincinnati
19: Arizona
26: Jacksonville
December
3: Denver
10: at N.Y. Jets
17: at Tennessee
24: Cleveland
31: Tennessee
January
7: at Indianapolis

JACKSONVILLE (0-0)
September
10: at Indianapolis
17: Kansas City
24: Houston
October
1: Atlanta
8: at Buffalo
15: Indianapolis
19: at New Orleans
29: at Pittsburgh
November
5: Bye
12: San Fran.
19: Tennessee
26: at Houston
December
4: Cincinnati
10: at Cleveland
17: Baltimore
24: at Tampa Bay
31: Carolina
January
7: at Tennessee

INDIANAPOLIS (0-0)
September
10: Jacksonville
17: at Houston
24: at Baltimore
October
1: L.A. Rams
8: Tennessee
15: at Jacksonville
22: Cleveland
29: New Orleans
November
5: at Carolina
12: at New England
19: Bye
26: Tampa Bay
December
3: at Tennessee
10: at Cincinnati
17: Pittsburgh
24: at Atlanta
31: Las Vegas
January
7: Houston

TENNESSEE (0-0)
September
10: at New Orleans
17: L.A. Chargers
24: at Cleveland
October
1: Cincinnati
8: at Indianapolis
15: Baltimore
22: Bye
29: Atlanta
November
2: at Pittsburgh
12: at Tampa Bay
19: at Jacksonville
26: Carolina
December
3: Indianapolis
11: at Miami
17: Houston
24: Seattle
31: at Houston
January
7: Jacksonville

AFC West

DENVER (0-0)
September
10: Las Vegas
17: Washington
24: at Miami
October
1: at Chicago
8: N.Y. Jets
12: at Kansas City
22: Green Bay
29: Kansas City
November
5: Bye
13: at Buffalo
19: Minnesota
26: Cleveland
December
3: at Houston
10: at L.A. Chargers
17: at Detroit
24: New England
31: L.A. Chargers
January
7: at Las Vegas

LAS VEGAS (0-0)
September
10: at Denver
17: at Buffalo
24: Pittsburgh
October
1: at L.A. Chargers
9: Green Bay
15: New England
22: at Chicago
30: at Detroit
November
5: N.Y. Giants
12: N.Y. Jets
19: at Miami
26: Kansas City
December
3: Bye
10: Minnesota
14: L.A. Chargers
25: at Kansas City
31: at Indianapolis
January
7: Denver

KANSAS CITY (0-0)
September
7: Detroit
17: at Jacksonville
24: Chicago
October
1: at N.Y. Jets
8: at Minnesota
12: Denver
22: L.A. Chargers
29: at Denver
November
5: Miami
12: Bye
20: Philadelphia
26: at Las Vegas
December
3: at Green Bay
10: Buffalo
18: at New England
25: Las Vegas
31: Cincinnati
January
7: at L.A. Chargers

L.A. CHARGERS (0-0)
September
10: Miami
17: at Tennessee
24: at Minnesota
October
1: Las Vegas
8: Bye
16: Dallas
22: at Kansas City
29: Chicago
November
6: at N.Y. Jets
12: Detroit
19: at Green Bay
26: Baltimore
December
3: at New England
10: Denver
14: at Las Vegas
23: Buffalo
31: at Denver
January
7: Kansas City

ON FOOTBALL

Biggest winners are the teams that can navigate the portal

ON FOOTBALL FROM **D1**

overhauling FSU's recruiting apparatus bore fruit last year, and the Seminoles' 10-3 campaign was their first double-digit-win season since 2016.

Still, something was missing if Florida State was going to credibly reclaim its place among the sport's elite, and it arrived this offseason. Florida State's 12 transfers this season rated as 247Sports' sixth-best transfer class (not *signing class*, transfer class, which now deserves something close to equal attention in these offseason cycles), well behind top-ranked Colorado, which boasted a staggering 51 transfers in Sanders's first season with the Buffaloes.

Norvell and his staff bore down and weathered a rebuild over two years, recruited Florida high schools solidly (notching four top-25 signing classes since his hiring), then embellished a rebuilt roster with complementary pieces to push through to that next level.

Sanders, meanwhile, ripped the entire concept of a college roster apart, breaking conventions and flat-out angering his peers. The extreme roster overhaul ranks a distant second behind his ceaseless engine of self-promotion when it comes to why his hiring was aggressively doubted in private by just about everyone in the industry, but it mattered to a lot of people.

And those who dared question Sanders's personnel methodology — or its marketing — bore his wrath Saturday after Colorado's 45-42 win over TCU in Fort Worth.

It's time to credit Sanders, but not for the reasons he seems to want. Despite his best efforts to elicit a response with his "Coach Prime" brand, it's certainly not why Colorado was able to upset a TCU team fresh off the College Football Playoff title game.

What got Sanders to this point is the boring head coach stuff — his assistant hires and HR policy. Reduced to its components, the new Colorado employs a wildly nontraditional philosophy that combines two concepts, both



RON JENKINS/GETTY IMAGES

In addition to adding 51 transfers for his debut season at Colorado, Deion Sanders brought in the man behind Kent State's potent offenses.

taboo in varying degrees: aggressive "portal flipping" (one head coach I spoke with called it "portal flushing" in Colorado's case after the Buffaloes went 1-11 last season) and an offensive scheme that is both instantly accessible to athletes who are just showing up and wildly effective immediately after installation.

Sanders deserves his flowers for the personnel moves — he certainly led the charge pulling those players, blue-chip prospects mixed with a few warm bodies, to Boulder in as public of a manner as possible — but the most important one might have been the hire of offensive coordinator and former Kent State head coach Sean Lewis, whose schematic engine drove Saturday's win. At Kent State, Lewis oversaw the best offense in college football that no one seemed to notice. Lewis's teams routinely put up big numbers (top five nationally in total offense in 2020 and 2021) at a woebegone Mid-American Conference school with few resources.

At Colorado, Lewis is now calling plays designed for skill position players far better than any he could have lured to Kent State, and the breakneck pace of his system helps hide weaknesses the Buffaloes' portal binge couldn't fix immediately (namely the offensive line).

Sanders is not alone in conceiving this blueprint. In fact, he wasn't even the only one to use it to upset a Big 12 team from Texas on Saturday.

Tiny, forgotten Texas State, an embodiment of the Football Bowl Subdivision basement class, upset Baylor, 42-31, in the TSU debut of Coach G.J. Kinne, an offensive guru whose Incarnate Word program led the FCS in scoring (51.8 points per game) and was second in yards (581.2) last season.

Whereas Colorado's transfer portal approach emphasized novelty, Texas State's was about the no-brainer. Kinne, the son of a Texas high school coach and a former quarterback, aggressively worked the portal for a Bobcats program lacking in facilities and resources that was underrepresented in Texas high school recruiting by previous staffs. The Bobcats brought in 39 new players via the portal, enough to help onboard Kinne's lightning-fast offense immediately. And after an initial three-and-out against Baylor, Texas State scored touchdowns on six of its next eight drives. Just like that, a school with one winning season since becoming an FBS program in 2012 notched its first win over a Power Five opponent.

Back in March, a Sun Belt Conference defensive assistant told me that while TSU's roster had been "really bad" for years, Kinne was immediately terrifying in 2023, because opposing teams wouldn't be able to prepare for the speed and confusion of his scheme's passing attack in practice to get their defenses adjusted.

The assumption around the Sun Belt, according to that coach, was that Texas State wouldn't be great but would "jump up and beat someone way better." On Saturday night, that assistant made sure to remind me how right he was.

So, is this the new norm? Portal flip (or flush), and then just go fast? It's not for everyone. At best it's one new norm, but it will become more common if these programs can maintain their success. Fans of cellar dwellers will certainly demand it, and supporters of blue bloods who dominate high school recruiting will undoubtedly expect seamless transitions after championship runs by cherry-picking the portal the way professional teams add free agents.

Refusing the portal is now tantamount to career suicide for an FBS coach, the most prominent case study being Clemson's Dabo Swinney. The two-time playoff era national champion Tigers have abstained from using the portal because of Swinney's aversion, and they opened their season Monday night with an upset loss at Duke.

Scrape away the sheen and, no, Sanders didn't reinvent college football coaching any more than Kinne or Norvell did, but he certainly found the newest way to appear as though he did. And that's worth the acclaim for as long as the blueprint can last.

Team USA is rooting for Olympic sports to survive during college realignment

PAC-12 FROM **D1**

have more Olympic gold medals than the next 10 schools combined — two of which are also Pac-12 universities, Washington and Arizona.

"Those four schools, in particular, have dominated Olympic participation, especially in the Summer Games," Olympic historian Bill Mallon said.

Now the Pac-12 is breaking apart, its demise hastened by conference realignment focused on football television contracts. The Pac-12 will live for only this academic year before USC, UCLA, Washington and Oregon move to the Big Ten; Arizona, Arizona State, Utah and Colorado join the Big 12; and Stanford and Cal head to the ACC, leaving Washington State and Oregon State with still-undetermined futures. In a few months, the conference of gold medalists disappears for good.

"I think there's a sadness for what is going on, a conference with so much history and so many championships is falling apart," said Jaime Gordon, CEO of the American Volleyball Coaches Association. "When you look at the Pac-12, you have these schools that have had broad-based athletic departments that other conferences don't have."

Stanford fields teams in artistic swimming, fencing, sailing and squash. Oregon has an acrobatics and tumbling squad. Five Pac-12 schools compete in women's water polo, two in field hockey. What happens to those athletes in a college sports world made primarily for football and basketball? What becomes of the lesser-known Pac-12 programs that have filled so many U.S. Olympic teams?

Gordon, who spent five years as the athletic director at Morehead State and 20 years as its volleyball coach, has what he calls "a catastrophic scenario we don't want to think about" in which the biggest football and basketball schools essentially create their own two-sport super conference and leave all the other sports behind.

"What would happen is hard to project," he said.

No one knows what college Olympic sports will look like mostly because no one seems to know what will happen with college sports in general. Sterk, who



TONI L. SANDYS/THE WASHINGTON POST

Simone Manuel is one of many Olympic medalists who competed for Stanford, a key member of the Pac-12 "Conference of Champions."

experienced the conference realignment battle as Missouri's athletic director from 2016 to 2021, was stunned by the speed with which the Pac-12 collapsed. If one of college sports' most prominent conferences, with schools in some of the nation's biggest media markets, could topple in days, what else can happen?

Still, it's hard to see college Olympic sports going away, if for no other reason than interest remains high. Volleyball, for instance, has boomed in recent years — especially in the Big Ten, where Nebraska, Wisconsin and Minnesota sell out basketball arenas and matches are fixtures on the conference's television network.

Last week, with the shock of the Pac-12's collapse still rippling through athletic departments, Nebraska's volleyball team set a world record for attendance at a women's sporting event when 92,003 crammed into the football stadium to watch the Cornhuskers take on Omaha. The juxtaposition of a sold-out stadium for a nonconference volleyball game against the dark future for any college sport other than football or basketball was impossible to ignore.

Gordon imagines the Big Ten becoming an even more powerful volleyball conference with the addition of the Pac-12 schools. While that will bring more volleyball fans, he worries it could be too much. There could be too many good teams, creating pressure on coaches and players that didn't exist in the past.

"In a Big Ten with 18 teams, at what point does an administrator say: 'You need to win a Big Ten title'?" he said. "What kind of turnover will that create with all these teams in that conference?"

He frets, too, about rivalries lost as conferences go national. Part of the reason volleyball blossomed in the Big Ten is because the league's parochial Midwestern fan bases became passionate about matches against teams from nearby states. It's easy for Wisconsin and Minnesota to build a love-hate relationship around volleyball, but are Nebraska fans going to find that same fire for UCLA or Oregon?

Another challenge will be travel. In a Big Ten that stretches from Los Angeles to New Jersey, half the trips will make commercial flights less feasible.

"I don't know if they can get away with traveling like that anymore," Sterk said. "They will have to charter flights [as Power Five football and basketball teams do] because they would miss too much class."

Charter flights can be significantly more expensive, stretching budgets and potentially forcing athletic departments to trim less prominent sports to cut costs.

Many of the Olympic sports are accustomed to getting by without much. Scholarships long have been split among athletes in many sports, and head coach salaries often pale compared to those paid to football and basketball assistants.

"If you already have a pool, we aren't an expensive sport," said Chris Ramsey, CEO of USA Water Polo, whose Olympic rosters regularly are filled with Pac-12 players.

Somehow, Ramsey imagines, universities will be able to find money for sports such as his, even while football and basketball teams demand more resources as their television contracts grow.

"One of the things I know about sports is it has uniform rules, so it's an even playing field," Ramsey said. "Life is unfair but sports are an ideal, and I prize that. I think the colleges understand that, too.

"I'm optimistic," he continued, "because I believe in the power of student-athletes. So many CEOs have come from college athletics."

Ultimately, he said, there will have to be a reckoning in college athletics. Schools will have to have more "transparency" about where their athletic departments' money is coming from and where it is going. Some in college sports wonder if the Olympic sports will inevitably have to operate separately from their athletic departments. Could a European club-style system emerge? Will top American athletes forgo college to play professionally overseas, the way many international athletes come to the United States to play collegiately?

"Hopefully, intercollegiate athletics can survive these things," Sterk said. "These types of opportunities for our athletes have to survive."

The Pac-12 has started its final year of existence. Soccer, volleyball, cross-country and water polo teams are entering their last seasons in the conference — a few more months of normal before plunging into an uncertain future.

"I don't think we are in a crisis," Gordon said. "We are in a significant period of transition."

He was talking by phone during a break from meetings with television network executives, planning coverage for the NCAA volleyball tournament. The championship game is going to be on ABC, not cable — yet another sign of volleyball's growth. He was struck by the irony of having to contemplate the demise of college Olympic sports just as his sport has gotten bigger than ever.

It was another strange moment in a series of developments that saw the Conference of Champions dissolve within months.

"It only becomes a crisis," Gordon said, "if we don't adapt."

BASEBALL

National League

EAST	W	L	PCT	GB	L10	STR
Atlanta	90	47	.657	—	7-3	L-2
x-Philadelphia	76	61	.555	14	7-3	W-2
Miami	71	67	.514	19½	6-4	W-5
New York	64	74	.464	26½	5-5	W-2
Washington	62	77	.446	29	2-8	L-6

CENTRAL	W	L	PCT	GB	L10	STR
Milwaukee	77	61	.558	—	6-4	W-1
Chicago	75	64	.540	2½	7-3	W-3
Cincinnati	73	68	.518	5½	5-5	W-2
Pittsburgh	64	75	.460	13½	6-4	L-1
St. Louis	60	78	.435	17	4-6	W-2

WEST	W	L	PCT	GB	L10	STR
Los Angeles	84	53	.613	—	5-5	L-1
x-Arizona	71	67	.514	13½	4-6	W-1
San Francisco	70	69	.504	15	4-6	L-5
x-San Diego	65	74	.468	20	4-6	L-1
x-Colorado	50	87	.365	34	2-8	L-2

x-Late game

American League

EAST	W	L	PCT	GB	L10	STR
x-Baltimore	86	51	.628	—	7-3	W-3
Tampa Bay	84	55	.604	3	6-4	W-1
x-Toronto	76	62	.551	10½	6-4	W-2
Boston	72	67	.518	15	4-6	L-1
New York	69	69	.500	17½	7-3	W-4

CENTRAL	W	L	PCT	GB	L10	STR
Minnesota	73	66	.525	—	6-4	W-2
Cleveland	66	73	.475	7	5-5	L-3
Detroit	63	75	.457	9½	4-6	L-1
Chicago	53	86	.381	20	3-7	L-5
Kansas City	44	96	.314	29½	3-7	W-2

WEST	W	L	PCT	GB	L10	STR
Houston	79	61	.564	—	7-3	W-2
Seattle	77	61	.558	1	5-5	L-3
Texas	76	62	.551	2	4-6	L-2
x-Los Angeles	64	74	.464	14	3-7	L-4
x-Oakland	42	96	.304	36	5-5	L-1

x-Late game

Mets 11, Nationals 5

NEW YORK	AB	R	H	BI	BB	SO	AVG
Nimmo cf	5	3	3	2	0	1	.266
Lindor ss	5	2	2	1	0	0	.250
McNeil rf	4	0	0	0	0	1	.268
Alonso 1b	4	1	1	2	0	0	.225
Vientos dh	2	2	1	0	0	0	.213
Alvarez c	3	3	2	3	1	0	.216
Baty 3b	4	0	1	2	0	0	.217
Mauricio 2b	4	0	1	1	0	0	.400
Locastro lf	4	0	0	0	0	1	.143
TOTALS	35	11	11	11	1	3	—

NATIONALS	AB	R	H	BI	BB	SO	AVG
Young cf	4	2	2	1	1	1	.267
Meneses 1b	4	1	1	1	0	0	.279
Ruiz c	3	0	1	0	0	0	.255
Millas c	0	0	0	1	1	0	.333
Adams dh	3	0	0	1	0	1	.275
Kieboom 3b	4	0	0	0	0	1	.214
Vargas ss	4	0	1	1	0	2	.234
Blankenhorn lf	4	0	1	0	0	0	.308
Call rf	2	1	0	0	2	0	.198
Alu 2b	4	1	1	0	0	0	.255
TOTALS	32	5	7	5	4	5	—

NEW YORK	403	110	011	—	11	11	1
WASH	100	000	040	—	5	7	0

E: Alvarez (11). **LOB:** New York 2, Washington 6. **2B:** Alvarez (9), Young (3). **3B:** Vientos (1). **HR:** Alvarez (22), off Corbin; Lindor (26), off Corbin; Nimmo (21), off Corbin; Alonso (42), off Machado; Nimmo (22), off Willingham. **RBI:** Alonso 2 (102), Alvarez 3 (51), Lindor (82), Baty 2 (29), Nimmo 2 (57), Mauricio (1), Meneses (77), Young (3), Millas (1), Adams (21), Vargas (26). **SB:** Alvarez (1). **SF:** Alonso, Adams. **S:** McNeil.

NEW YORK	IP	H	R	ER	BB	SO	NP	ERA
Quintana	7	4	1	1	1	4	97	3.00
Coonrod	0	2	4	4	2	0	18	8.44
Reid-Foley	1	1	0	0	0	1	11	0.00
Dr.Smith	1	0	0	0	1	0	17	3.88

NATIONALS	IP	H	R	ER	BB	SO	NP	ERA
Corbin	4	7	8	8	1	2	83	5.23
Machado	3	1	1	1	0	1	30	5.65
Willingham	2	3	2	2	0	0	24	7.58

WP: Quintana (2-5); **LP:** Corbin (9-13). Coonrod pitched to 5 batters in the 8th **Inherited runners-scored:** Reid-Foley 3-2. **HBP:** Corbin (Vientos), Machado (Vientos), Coonrod (Meneses). **T:** 2:34. **A:** 22,897 (41,376).

HOW THEY SCORED

METS FIRST
Brandon Nimmo singles to center field. Francisco Lindor singles to center field. Brandon Nimmo to second. Jeff McNeil out on a sacrifice bunt to shallow infield, Patrick Corbin to Jake Alu. Francisco Lindor to second. Brandon Nimmo to third. **Pete Alonso out on a sacrifice fly to deep left field to Travis Blankenhorn. Francisco Lindor to third. Brandon Nimmo scores**. Mark Vientos hit by pitch. **Francisco Alvarez homers to left field. Mark Vientos scores. Francisco Lindor scores**. Brett Baty flies out to right center field to Alex Call.
Mets 4, Nationals 0
NATIONALS FIRST
Jacob Young doubles to deep right center field. **Joey Meneses singles to right field. Jacob Young scores.** Keibert Ruiz flies out to center field to Brandon Nimmo. Riley Adams strikes out swinging. Carter Kieboom flies out to deep right field to Jeff McNeil.
Mets 4, Nationals 1
METS THIRD
Francisco Lindor homers to center field. Jeff McNeil strikes out on a foul tip. Pete Alonso pops out to shallow infield to Joey Meneses. Mark Vientos triples to deep center field. Francisco Alvarez walks. **Brett Baty singles to shallow left field. Francisco Alvarez scores. Mark Vientos scores.** Ronny Mauricio reaches on a fielder's choice to shortstop. Brett Baty out at second.
Mets 7, Nationals 1
METS FOURTH
Tim Locastro grounds out to shortstop, Ildemaro Vargas to Joey Meneses. **Brandon Nimmo homers to right field**. Francisco Lindor lines out to right field to Alex Call. Jeff McNeil grounds out to shallow infield, Patrick Corbin to Joey Meneses.
Mets 8, Nationals 1
METS FIFTH
Pete Alonso homers to left field. Mark Vientos hit by pitch. Francisco Alvarez grounds out to shortstop. Mark Vientos out at second. Brett Baty flies out to right center field to Alex Call.
Mets 9, Nationals 1
METS EIGHTH
Mark Vientos pops out to shortstop to Ildemaro Vargas. Francisco Alvarez doubles to center field. Brett Baty flies out to left center field to Jacob Young. **Ronny Mauricio singles to center field. Francisco Alvarez scores**. Tim Locastro flies out to deep center field to Jacob Young.
Mets 10, Nationals 1
NATIONALS EIGHTH
Alex Call walks. Jake Alu singles to left center field. Alex Call to third. **Jacob Young singles to shallow center field. Jake Alu to second. Alex Call scores.** Joey Meneses hit by pitch. Jacob Young to second. Jake Alu to third. **Drew Millas walks. Joey Meneses to second. Jacob Young to third. Jake Alu scores**. Riley Adams out on a sacrifice fly to right field to Jeff McNeil. Drew Millas to second. Joey Meneses to third. Jacob Young scores. Fielding error by Francisco Alvarez. Carter Kieboom strikes out swinging. **Ildemaro Vargas singles to shortstop. Drew Millas to third. Joey Meneses scores**. Travis Blankenhorn grounds out to second base, Ronny Mauricio to Pete Alonso.
Mets 10, Nationals 5
METS NINTH
Brandon Nimmo homers to center field. Francisco Lindor grounds out to shallow infield, Amos Willingham to Joey Meneses. Jeff McNeil pops out to Drew Millas. Pete Alonso flies out to right field to Alex Call.
Mets 11, Nationals 5

NL WILD-CARD STANDINGS

Team	W	L	Pct	WCGB
Philadelphia	76	61	.555	+5
Chicago	75	64	.540	+3
Cincinnati	73	68	.518	—
Arizona	71	67	.514	½
Miami	71	67	.514	½
San Francisco	70	69	.504	2

AL WILD-CARD STANDINGS

Team	W	L	Pct	WCGB
Tampa Bay	84	55	.604	+7½
Seattle	77	61	.558	+1
Texas	76	62	.551	—
Toronto	76	62	.551	—
Boston	72	67	.518	4½

NL leaders

Through Monday's games

BATTING

Arraez, Mia .356
Freeman, LA .335
Acuña Jr., Atl .335
Bellinger, Chi .320
Betts, LA .316
Harper, Phi .295

ERA

Snell, SD 2.50
Steele, Chi 2.55
Senga, NY 3.08
Kelly, Ari 3.22
Morton, Atl 3.32

AL leaders

Through Monday's games

BATTING

Seager, Tex .345
Díaz, TB .322
Bichette, Tor .314
Ohtani, LA .304
Yoshida, Bos .298

ERA

Gray, Min 2.92
Cole, NY 2.95
Bradish, Bal 3.03
Castillo, Sea 3.19
Valdez, Hou 3.38



TONY GUTIERREZ/ASSOCIATED PRESS

Bombs away

Houston's Jose Altuve homered in his first three at-bats Tuesday night as the AL West-leading Astros hammered the Rangers, 14-1, at Globe Life Field.

Twins 8, Guardians 3

Jorge Polanco hit a sacrifice fly and Donovan Solano added a three-run triple in Minnesota's five-run eighth inning as the Twins pushed their lead in the AL Central to seven games over second-place Cleveland.

TWINS	AB	R	H	BI	BB	SO	AVG
Julien 2b	3	0	0	0	0	2	.277
Farmer ph-2b	3	0	1	0	0	1	.252
Polanco dh	4	0	1	1	0	1	.264
Lewis 3b	3	2	1	0	2	1	.318
Kepler rf	4	2	1	1	1	1	.251
Correa ss	3	1	1	1	1	0	.231
Solano 1b	5	0	2	3	0	1	.294
Jeffers c	0	0	0	0	0	0	.271
Wallner lf	1	0	0	0	1	0	.234
Luplow ph-lf	1	0	0	0	0	1	.222
Stevenson ph-cf	2	0	0	0	0	1	.231
Vázquez c	2	1	2	1	2	0	.222
Gallo pr-1b	1	1	0	0	0	0	.177
Castro cf-lf	4	1	2	0	0	1	.248
TOTALS	36	8	11	7	7	10	—

GUARDIANS	AB	R	H	BI	BB	SO	AVG
Kwan lf	4	0	0	0	0	1	.269
Ramírez 3b	3	0	1	0	1	0	.272
J.Naylor 1b	4	0	0	0	0	0	.305
Calhoun dh	3	0	1	0	0	0	.253
Fry ph-dh	1	0	0	0	0	0	.247
Giménez 2b	4	0	0	0	0	2	.234
Arias ss	4	1	1	0	0	1	.220
Brennan rf	4	1	2	0	0	1	.268
B.Naylor c	2	1	1	2	1	1	.221
Straw cf	2	0	1	1	0	1	.238
TOTALS	31	3	7	3	2	7	—

MINNESOTA	200	001	050	—	8	11	0
CLEVELAND	002	010	000	—	3	7	0

LOB: Minnesota 11, Cleveland 4. **2B:** Kepler (20), Polanco (15), Farmer (10), Castro (16), Arias (12). **3B:** Solano (1). **HR:** Vázquez (6), off Moore; B.Naylor (8), off Gray.

TWINS	IP	H	R	ER	BB	SO	ERA
Gray	6	6	3	3	2	4	2.98
Jax	1	1	0	0	0	2	3.95
Thielbar	1	0	0	0	0	0	2.31
Pagán	1	0	0	0	0	1	3.43

GUARDIANS	IP	H	R	ER	BB	SO	ERA
Bibee	5	4	2	2	5	4	3.05
Moore	1	3	1	1	0	3	3.86
R.López	1	1	0	0	0	1	0.00
Stephan	⅔	3	5	5	2	1	3.54
Morgan	1⅓	0	0	0	0	1	3.26

WP: Jax (6-8); **LP:** Stephan (6-6). **Inherited runners-scored:** Morgan 1-0. **HBP:** Stephan (Correa). **WP:** R.López, Stephan. **T:** 3:04. **A:** 20,224 (34,788).

Marlins 6, Dodgers 3

Bryan De La Cruz launched a two-run home run in the eighth inning to break a 3-3 tie and Jazz Chisholm Jr., Josh Bell and Jake Burger also went deep to lift Miami to its fifth consecutive victory.

Los Angeles left-hander Clayton Kershaw allowed five hits, five walks and three runs in five innings.

DODGERS	AB	R	H	BI	BB	SO	AVG
Betts rf	3	0	0	0	1	0	.314
Freeman 1b	4	0	1	1	0	2	.335
Smith dh-c	4	0	1	1	0	0	.273
Rosario 2b	4	0	1	0	0	1	.244
Hernández 3b	4	0	1	0	0	2	.248
Taylor lf	4	1	1	1	0	2	.227
Outman cf	3	1	1	0	1	1	.255
Rojas ss	4	1	1	0	0	0	.225
Barnes c	3	0	0	0	0	1	.168
Peralta ph	1	0	0	0	0	1	.270
TOTALS	34	3	7	3	2	10	—

MARLINS	AB	R	H	BI	BB	SO	AVG
Arraez 2b	4	0	1	0	0	0	.355
Soler dh	2	1	0	0	2	0	.240
Bell 1b	4	1	1	2	0	2	.271
Gurriel 1b	0	0	0	0	0	0	.248
Sánchez rf	2	0	0	0	1	1	.270
Berti ph	1	0	0	0	0	0	.282
Wendle ss	0	0	0	0	0	0	.220
Burger 3b	3	2	2	1	0	0	.322
De La Cruz lf	4	1	1	2	0	1	.260
Chisholm Jr. cf	4	1	3	1	0	0	.256
Hampson ss-rf	3	0	0	0	1	1	.273
Fortes c	3	0	0	0	1	1	.205
TOTALS	30	6	8	6	5	6	—

L.A.	002	000	100	—	3	7	0
MIAMI	000	120	03X	—	6	8	0

LOB: Los Angeles 6, Miami 6. **HR:** Taylor (14), off Puk; Burger (6), off Kershaw; Bell (9), off Kershaw; De La Cruz (18), off Yarbrough; Chisholm Jr. (15), off Yarbrough.

DODGERS	IP	H	R	ER	BB	SO	ERA
Kershaw	5	5	3	3	5	3	2.61
Yarbrough	3	3	3	3	0	3	2.82

MARLINS	IP	H	R	ER	BB	SO	ERA
Luzardo	6	4	2	2	1	6	3.59
Puk	1	1	1	1	0	1	4.14
Nardi	1	1	0	0	1	1	2.85
Scott	1	1	0	0	0	2	2.33

WP: Nardi (7-1); **LP:** Yarbrough (3-1); **S:** Scott (5). **HBP:** Yarbrough (Burger). **WP:** Luzardo. **T:** 2:27. **A:** 11,472 (37,446).

Brewers 7, Pirates 3

Brandon Woodruff pitched seven scoreless innings and Mark Canha's RBI single and an ensuring fielding error capped a six-run fifth inning as NL Central-leading Milwaukee beat Pittsburgh.

Woodruff allowed just two hits — both singles — and two walks, picking up six strikeouts.

BREWERS	AB	R	H	BI	BB	SO	AVG
Yelich lf	3	1	0	1	1	1	.274
Contreras c	3	1	0	0	2	2	.280
Santana 1b	3	1	1	1	1	0	.235
Tellez ph-1b	1	0	0	0	0	0	.216
Canha dh	4	0	1	1	0	0	.294
Adames ss	4	0	0	0	0	1	.209
Frelick cf	3	1	2	0	1	0	.245
Monasterio 3b	3	1	1	1	1	1	.268
Turang 2b	3	1	1	1	0	0	.218
Taylor rf	4	1	1	0	0	3	.207
TOTALS	31	7	7	5	6	8	—

PIRATES	AB	R	H	BI	BB	SO	AVG
Bae 2b	4	0	1	0	0	1	.241
Reynolds dh	3	1	1	0	1	0	.265
Hayes 3b	4	1	1	0	0	1	.267
Joe 1b	4	1	1	3	0	1	.240
Suwinski cf	2	0	0	0	1	1	.205
Rivas ph	1	0	0	0	0	0	.206
Rodríguez c	4	0	1	0	0	1	.228
L.Peguero ss	4	0	1	0	0	0	.266
Palacios lf	4	0	2	0	0	1	.218
Andujar rf	4	0	0	0	0	1	.182
TOTALS	34	3	8	3	2	7	—

MILWAUKEE	000	160	000	—	7	7	0
PITTSBURGH	000	000	003	—	3	8	1

E: Palacios (3). **LOB:** Milwaukee 5, Pittsburgh 6. **2B:** Santana (25), Frelick (6). **3B:** Monasterio (1), Frelick (1). **HR:** Joe (10), off Andrews.

BREWERS	IP	H	R	ER	BB	SO	ERA
Woodruff	7	2	0	0	2	6	2.30
Chafin	1	1	0	0	0	1	8.68
Andrews	0	3	3	3	0	0	43.2
E.Peguero	1	2	0	0	0	0	3.32

PIRATES	IP	H	R	ER	BB	SO	ERA
Jackson	4⅓	3	6	6	5	2	4.34
Hatch	2⅔	3	1	0	0	4	3.44
Stratton	2	1	0	0	1	2	0.00

WP: Woodruff (4-1); **LP:** Jackson (1-2). Andrews pitched to 3 batters in the 9th **Inherited runners-scored:** Hatch 2-2. **HBP:** Stratton (Turang). **WP:** Chafin. **PB:** Rodríguez (4). **T:** 2:42. **A:** 9,324 (38,753).

Yankees 5, Tigers 1

Giancarlo Stanton smashed his 400th home run and Gerrit Cole burnished his Cy Young Award credentials as New York defeated Detroit.

DJ LeMahieu hit his second leadoff homer in four games for the Yankees, who have won seven of eight to get back to .500 for the first time since Aug. 15.

TIGERS	AB	R	H	BI	BB	SO	AVG
Baddoo lf	4	0	1	0	0	1	.227
McKinstry 2b	4	0	0	0	0	1	.234
Torkelson 1b	4	0	1	0	0	1	.230
Carpenter rf	4	1	2	0	0	1	.291
M.Cabrera dh	3	0	1	1	0	0	.258
Nevin pr-dh	1	0	0	0	0	1	.132
Lipcius 3b	4	0	1	0	0	0	.182
Meadows cf	4	0	0	0	0	2	.265
Báez ss	4	0	3	0	0	1	.222
Rogers c	4	0	0	0	0	2	.206
TOTALS	36	1	9	1	0	10	—

YANKEES	AB	R	H	BI	BB	SO	AVG
LeMahieu 1b	4	1	1	1	0	1	.241
Judge rf	1	1	1	0	3	0	.264
Domínguez cf	4	1	1	0	0	1	.235
Torres 2b	4	1	1	2	0	0	.272
Stanton dh	4	1	1	2	0	3	.205
Volpe ss	3	0	0	0	1	1	.217
Pereira lf	3	0	1	0	0	1	.143
Peraza 3b	3	0	0	0	0	2	.156
Rortvedt c	2	0	0	0	1	1	.109
TOTALS	28	5	6	5	5	10	—

DETROIT	000	001	000	—	1	9	0
NEW YORK	100	002	02X	—	5	6	0

LOB: Detroit 8, New York 4. **2B:** Domínguez (1), Torres (23). **3B:** Carpenter (2). **HR:** LeMahieu (15), off Faedo; Stanton (22), off Cisnero.

TIGERS	IP	H	R	ER	BB	SO	ERA
Faedo	2⅔	3	1	1	1	4	4.83
Vest	1⅓	0	0	0	0	2	3.44
Wentz	1⅓	0	1	1	2	0	6.65
Cisnero	⅔	1	1	1	1	1	5.33
Díaz	1	0	0	0	0	2	0.00
White	1	2	2	2	1	1	4.76

YANKEES	IP	H	R	ER	BB	SO	ERA
Cole	6	8	1	1	0	7	2.90
Kahnle	1	0	0	0	0	1	2.57
Loáisiga	1	0	0	0	0	1	0.56
Holmes	1	1	0	0	0	1	3.17

WP: Cole (13-4); **LP:** Cisnero (2-5). **Inherited runners-scored:** Vest 1-0, Cisnero 1-1. **T:** 2:32. **A:** 31,553 (47,309).

Reds 7, Mariners 6

Christian Encarnacion-Strand delivered the walk-off hit for Cincinnati.

MARINERS	AB	R	H	BI	BB	SO	AVG
Crawford ss	4	1	2	0	1	2	.272
Rodríguez cf	5	2	2	4	0	0	.285
Raleigh c	4	1	0	0	1	1	.230
Hernández rf	4	1	2	2	1	1	.267
Canzone lf	5	0	1	0	0	0	.250
France 1b	3	0	0	0	1	1	.252
Moore 1b-pr	0	0	0	0	0	0	.219
Ford dh	3	0	0	0	1	2	.231
Caballero 3b	3	0	0	0	0	0	.224
Haggerty ph	1	0	0	0	0	0	.203
Suárez 3b	1	0	0	0	0	0	.230
Rojas 2b	3	1	2	0	1	1	.282
TOTALS	36	6	9	6	6	8	—

REDS	AB	R	H	BI	BB	SO	AVG
Fraley dh	1	0	1	1	0	0	.272
Renfroe ph	0	0	0	0	1	0	.154
Martini ph-dh	1	1	1	3	0	0	.244
Friedl lf	2	0	0	0	0	1	.267
Senzel ph-lf	2	0	0	0	0	0	.221
Steer 2b	4	0	0	0	1	2	.267
De La Cruz ss	4	1	2	0	1	0	.246
Encarnacion-Strand 1b	5	1	3	2	0	0	.261
Benson rf	4	0	1	0	0	0	.261
Bader cf	4	0	0	0	0	0	.091
Marte 3b	3	2	3	1	1	0	.255
Maile c	2	1	1	0	1	0	.242
Stephnsn. ph-c	1	1	1	0	0	0	.256
TOTALS	33	7	13	7	5	3	—

SEATTLE	200	030	100	—	6	9	0
CINCINNATI	001	002	031	—	7	13	0

No outs when winning run scored.
LOB: Seattle 11, Cincinnati 10. **2B:** Canzone (9), Rojas (3), Fraley (18), Marte (5). **HR:** Hernández (25), off Phillips; Rodríguez (26), off Phillips; Rodríguez (27), off Law; Encarnacion-Strand (6), off Leone; Marte (1), off Leone; Martini (4), off Topa.

MARINERS	IP	H	R	ER	BB	SO	ERA
Miller	5	7	1	1	1	2	3.83
Leone	⅔	2	2	2	1	0	13.5
Speier	⅓	0	0	0	1	0	3.72
Brash	1	0	0	0	1	1	3.34
Topa	1	2	3	3	1	0	2.56
Muñoz	0	2	1	1	0	0	2.95

REDS	IP	H	R	ER	BB	SO	ERA
Phillips	4⅔	6	5	5	2	7	9.64
Shreve	1⅓	0	0	0	2	1	3.86
Law	1	2	1	1	0	0	3.91
Legumina	1	1	0	0	1	0	5.68
Díaz	1	0	0	0	1	0	2.26

WP: Díaz (8-4); **LP:** Muñoz (3-7). **Inherited runners-scored:** Speier 1-0, Shreve 1-0. **HBP:** Miller 3 (Fraley,Fraley,Friedl), Law (France), Díaz (Ford). **T:** 3:17. **A:** 17,863 (43,891).

Cardinals 10, Braves 6

Tyler O'Neill and Nolan Gorman hit two-run homers to spoil Michael Soroka's promotion to Atlanta, and St. Louis held on to beat the Braves.

MLB-best Atlanta fell behind 9-1 to the last-place Cardinals.

CARDINALS	AB	R	H	BI	BB	SO	AVG
Nootbaar rf	5	0	0	0	0	1	.275
Goldschmidt 1b	4	1	2	1	1	2	.275
Gorman 2b	5	2	2	3	0	3	.233
Arenado 3b	5	1	1	0	0	1	.269
Contreras c	4	0	0	0	0	3	.251
Walker dh	4	3	3	2	0	0	.279
O'Neill lf	4	2	3	2	0	0	.242
Edman cf	4	1	1	1	0	2	.246
Winn ss	4	0	0	1	0	0	.157
TOTALS	39	10	12	10	1	12	—

BRAVES	AB	R	H	BI	BB	SO	AVG
Acuña Jr. rf	5	0	0	1	0	0	.332
Albies 2b	5	1	2	1	0	0	.271
Riley 3b	4	1	1	1	1	1	.275
Olson 1b	4	1	1	1	1	0	.266
Ozuna dh	5	1	1	1	0	2	.269
Rosario lf	3	1	1	0	2	0	.256
Murphy c	4	0	1	0	0	2	.268
Harris II cf	4	1	3	0	0	0	.295
Lopez ss	3	0	0	0	0	0	.310
Arcia ph-ss	1	0	1	1	0	0	.281
TOTALS	38	6	11	6	4	5	—

ST. LOUIS	032	103	001	—	10	12	0
ATLANTA	100	002	030	—	6	11	0

LOB: St. Louis 4, Atlanta 9. **2B:** Walker (16), Edman (22), Harris II (24), Arcia (19). **HR:** O'Neill (9), off Soroka; Gorman (25), off Soroka; Walker (15), off McHugh; Gorman (26), off Tonkin; Albies (29), off Mikolas; Riley (33), off Mikolas; Olson (45), off Mikolas; Ozuna (33), off Gallegos.

CARDINALS	IP	H	R	ER	BB	SO	ERA
Mikolas	6⅔	8	3	3	2	2	4.63
King	⅓	0	0	0	0	0	1.64
Gallegos	⅓	1	2	2	1	1	4.59
Pallante	⅔	2	1	1	0	0	5.24
Helsley	1	0	0	0	1	2	3.00

BRAVES	IP	H	R	ER	BB	SO	ERA
Soroka	3	4	5	5	1	6	6.40
McHugh	3	6	4	4	0	3	4.30
Johnson	1	0	0	0	0	0	2.25
Yates	1	1	0	0	0	1	2.68
Tonkin	1	1	1	1	0	2	3.41

WP: Mikolas (7-10); **LP:** Soroka (2-2). **Inherited runners-scored:** King 2-0, Pallante 1-1. **T:** 2:43. **A:** 33,553 (41,149).

Royals 7, White Sox 6

Gregory Santos issued a bases-loaded balk, and Kansas City rallied from a six-run deficit.

The Royals entered the ninth trailing 6-5. Bobby Witt Jr. singled in the tying run, and Santos was called for a balk on his first pitch to Edward Olivares.

CHICAGO	AB	R	H	BI	BB	SO	AVG
Anderson ss	5	0	1	0	0	0	.239
Benintendi lf	5	0	1	0	0	1	.272
Jiménez dh	5	0	0	0	0	1	.273
Vaughn 1b	5	2	3	1	0	1	.255
Moncada 3b	3	1	2	2	1	1	.257
Sheets rf	3	0	0	0	0	0	.207
Robert Jr. ph-cf	1	0	0	0	0	0	.271
Andrus 2b	4	1	2	0	0	1	.248
Colás cf-rf	4	1	2	0	0	1	.218
Lee c	4	1	2	3	0	0	.103
TOTALS	39	6	13	6	1	6	—

ROYALS	AB	R	H	BI	BB	SO	AVG
Garcia 3b	5	2	1	0	0	2	.284
Witt Jr. ss	5	0	1	1	0	1	.275
Perez c	5	0	0	0	0	1	.245
Melendez lf	3	1	2	2	2	1	.239
Olivares dh	4	0	1	0	0	2	.255
Velázquez rf	4	2	2	1	0	1	.254
Waters cf	4	0	0	0	0	2	.231
Loftin 1b	3	0	1	0	1	0	.462
Blanco pr	0	1	0	0	0	0	.238
Massey 2b	4	1	2	2	0	0	.227
TOTALS	37	7	10	6	3	10	—

CHICAGO	051	000	000	—	6	13	2
KANSAS CITY	001	211	002	—	7	10	0

Two outs when winning run scored.
E: Shaw (1), Anderson (11). **LOB:** Chicago 7, Kansas City 7. **2B:** Lee (1), Olivares (19), Witt Jr. (25). **3B:** Garcia (4). **HR:** Moncada (6), off Singer; Lee (1), off Singer; Vaughn (18), off Singer; Velázquez (8), off Cease; Massey (11), off Cease; Melendez (14), off Cease.

CHICAGO	IP	H	R	ER	BB	SO	ERA
Cease	5⅓	8	5	4	2	7	4.98
Shaw	1⅓	0	0	0	0	2	5.64
Bummer	1⅓	0	0	0	0	1	6.58
Santos	⅔	2	2	1	1	0	3.32

ROYALS	IP	H	R	ER	BB	SO	ERA
Singer	5	9	6	6	1	2	5.34
Zerpa	3	4	0	0	0	3	6.23
Kowar	1	0	0	0	0	1	5.91

WP: Kowar (1-0); **LP:** Santos (2-2). **Inherited runners-scored:** Shaw 2-1. **IBB:** off Santos (Melendez). **WP:** Zerpa. **T:** 2:30. **A:** 10,395 (38,427).

Astros 14, Rangers 1

Jose Altuve homered his first three times at-bat, starting with a pair off all-star right-hander Nathan Eovaldi in his return from the injured list, and Martín Maldonado slugged two homers as Houston hammered AL West rival Texas.

ASTROS	AB	R	H	BI	BB	SO	AVG
Altuve 2b	5	3	3	3	0	1	.321
Kessinger 2b	1	0	1	0	0	0	.216
Peña ss	6	3	3	0	0	0	.263
Alvarez dh	6	1	3	2	0	0	.293
Bregman 3b	5	2	1	0	0	1	.271
Tucker rf	2	0	1	0	2	1	.290
Meyers ph-lf	1	0	0	0	0	0	.226
J.Abreu 1b	4	0	1	3	0	0	.232
Singleton 1b	1	0	1	0	0	0	.208
McCormick lf-rf	4	1	2	1	1	1	.287
Dubón cf	5	2	2	1	0	0	.276
Maldonado c	5	2	2	4	0	3	.188
TOTALS	45	14	20	14	3	7	—

RANGERS	AB	R	H	BI	BB	SO	AVG
Semien 2b	4	0	2	1	1	1	.272
Seager ss	2	0	0	0	0	2	.343
J.Smith ss	2	0	0	0	0	1	.196
Lowe 1b	3	0	0	0	1	0	.276
García rf	3	0	0	0	0	0	.245
Martinez rf	1	0	0	0	0	0	.225
Garver dh	2	0	1	0	1	0	.288
Hedges ph-p	1	0	1	0	0	0	.182
Grossman lf	2	0	0	0	1	0	.235
Jankowski lf	1	0	0	0	0	0	.270
Heim c	2	1	1	0	0	0	.270
Huff c	2	0	0	0	0	1	.244
Duran 3b	4	0	1	0	0	0	.277
Taveras cf	4	0	2	0	0	0	.264
TOTALS	33	1	8	1	4	5	—

HOUSTON	333	000	500	—	14	20	0
TEXAS	000	010	000	—	1	8	0

LOB: Houston 8, Texas 9. **2B:** McCormick (16), Dubón (24), Taveras (29). **HR:** Altuve 2 (14), off Eovaldi; Maldonado 2 (13), off Dunning; Altuve (15), off Dunning; Alvarez (24), off Kennedy.

ASTROS	IP	H	R	ER	BB	SO	ERA
Valdez	7	6	1	1	4	4	3.30
Kuhnel	2	2	0	0	0	1	7.20

RANGERS	IP	H	R	ER	BB	SO	ERA
Eovaldi	1⅓	5	4	4	1	1	2.95
Dunning	5⅓	11	9	9	2	4	3.88
Kennedy	1⅓	2	1	1	0	2	7.15
Hedges	1	2	0	0	0	0	0.00

WP: Valdez (11-9); **LP:** Eovaldi (11-4). **Inherited runners-scored:** Kennedy 1-1. **HBP:** Kennedy (Bregman). **PB:** Maldonado (10). **T:** 2:31. **A:** 33,678 (40,000).

Rays 8, Red Sox 6 (11)

Brandon Lowe's three-run homer in the 11th won it for Tampa Bay.

RED SOX	AB	R	H	BI	BB	SO	AVG
Rafaela ss	6	2	3	0	0	2	.429
Devers 3b	6	0	2	0	0	2	.269
Turner dh	5	0	2	2	0	2	.285
Casas 1b	3	0	1	1	2	1	.268
Duvall rf	5	0	0	0	0	3	.268
Yoshida lf	5	0	0	0	0	2	.294
Abreu cf	2	0	0	0	0	0	.280
Refsnyder ph-cf	2	1	0	0	1	0	.250
Wong c	3	1	0	0	0	1	.246
McGuire ph-c	1	0	0	0	0	0	.276
Valdez 2b	3	2	2	2	0	1	.248
Urías ph-2b	2	0	1	1	0	0	.210
TOTALS	43	6	11	6	3	14	—

RAYS	AB	R	H	BI	BB	SO	AVG
Díaz 1b	3	1	1	0	3	2	.322
B.Lowe 2b	5	1	1	4	0	1	.233
Paredes 3b	3	0	0	1	1	1	.250
Arozarena lf	5	0	0	0	0	0	.256
J.Lowe rf	5	0	0	0	0	3	.282
Siri cf	5	1	2	0	0	1	.219
Bruján ss	3	1	0	0	2	1	.183
Aranda dh	2	2	1	1	3	1	.216
Pinto c	3	1	1	2	0	1	.306
Raley ph	1	0	0	0	0	1	.250
Bethancourt c	1	1	0	0	0	0	.226
TOTALS	36	8	6	8	9	12	—

BOSTON	002	001	200	01	—	6	11	2
TAMPA BAY	030	200	000	03	—	8	6	2

E: Rafaela (1), Valdez (7), Bruján (2), B.Lowe (8). **LOB:** Boston 10, Tampa Bay 11. **2B:** Devers (32), Siri (12). **3B:** Aranda (1). **HR:** Valdez (5), off Eflin; Pinto (3), off Crawford; B.Lowe (18), off Jansen.

RED SOX	IP	H	R	ER	BB	SO	ERA
Crawford	3⅔	3	5	5	4	5	4.36
Jacques	1⅓	0	0	0	1	1	5.11
Winckowski	1	0	0	0	1	1	2.92
Bernardino	1	0	0	0	1	2	2.44
Martin	1	1	0	0	0	1	1.17
Schreiber	2	1	0	0	1	2	3.53
Jansen	0	1	3	2	1	0	3.43

RAYS	IP	H	R	ER	BB	SO	ERA
Eflin	5	5	3	3	1	7	3.47
Poche	⅔	0	0	0	1	2	2.36
Kelly	⅓	0	0	0	0	0	3.38
Armstrong	1	3	2	0	0	1	0.84
Diekman	1	0	0	0	1	1	2.65
Fairbanks	1	1	0	0	0	3	2.48
Devenski	1	0	0	0	0	0	7.71
E.Ramírez	1	2	1	0	0	0	5.56

WP: E.Ramírez (1-0); **LP:** Jansen (3-6). **Inherited runners-scored:** Jacques 3-2, Martin 1-0, Poche 2-0, Kelly 3-0. **IBB:** off Schreiber (Aranda). **HBP:** Eflin (Wong), Jacques 2 (B.Lowe,Paredes). **WP:** E.Ramírez. **T:** 3:57. **A:** 9,119 (25,025).

Cubs 11, Giants 8

Seiya Suzuki and Christopher Morel homered as Chicago won its third straight.

GIANTS	AB	R	H	BI	BB	SO	AVG
Wade Jr. 1b	3	1	1	1	0	0	.251
Slater ph-rf-cf	2	0	0	0	0	1	.255
Yastrzemski rf	3	1	1	1	0	0	.232
Schmitt ph-3b	2	0	0	0	0	0	.202
Flores dh	4	2	2	1	1	1	.288
Pederson lf	4	1	3	1	1	0	.246
Sabol c	3	0	0	0	0	3	.244
Bailey ph-c	1	0	0	0	0	1	.248
DeJong ph	1	0	0	0	0	1	.118
Davis 3b-1b	5	3	3	2	0	0	.249
Crawford ss	3	0	1	1	1	0	.200
Meckler cf	3	0	1	1	0	1	.232
Haniger ph-rf	1	0	0	0	0	0	.213
Estrada 2b	4	0	0	0	0	0	.271
TOTALS	39	8	12	8	3	8	—

CUBS	AB	R	H	BI	BB	SO	AVG
Tauchman dh	1	0	0	0	0	1	.258
Wisdom ph-dh	1	0	0	0	0	0	.199
Morel ph-dh	3	1	1	3	0	0	.248
Hoerner 2b	5	1	2	0	0	2	.279
Happ lf	4	0	0	0	1	3	.245
Bellinger cf	4	1	1	0	1	1	.319
Swanson ss	4	3	2	1	1	1	.246
Suzuki rf	5	2	4	3	0	0	.273
Candelario 1b	4	1	1	1	1	0	.255
Gomes c	4	1	3	2	0	0	.275
Madrigal 3b	4	1	1	1	0	0	.269
TOTALS	39	11	15	11	4	8	—

SAN FRAN.	111	003	011	—	8	12	2
CHICAGO	004	000	61X	—	11	15	2

E: Schmitt (7), Slater (2), Bellinger (3), Swanson (8). **LOB:** San Francisco 7, Chicago 8. **2B:** Pederson 2 (12), Flores (22), Davis (19), Gomes (17), Suzuki (26), Candelario (8). **HR:** Wade Jr. (14), off Hendricks; Yastrzemski (13), off Hendricks; Davis (16), off Wesneski; Flores (21), off Merryweather; Suzuki (16), off Ty.Rogers; Morel (20), off Jackson.

GIANTS	IP	H	R	ER	BB	SO	ERA
Walker	1⅔	2	0	0	2	2	2.09
Alexander	⅔	2	2	2	0	1	4.81
Junis	2⅔	4	2	2	1	2	3.97
Ty.Rogers	1⅓	2	2	2	1	0	3.15
Jackson	⅔	3	4	4	0	2	3.38
Ta.Rogers	1	2	1	0	0	1	2.66

CUBS	IP	H	R	ER	BB	SO	ERA
Hendricks	5⅓	7	5	4	0	5	3.73
Wesneski	⅔	1	1	1	1	0	4.83
Smyly	1	1	0	0	1	2	5.18
Leiter Jr.	⅓	2	1	1	0	0	3.22
Cuas	⅔	0	0	0	0	0	0.61
Merryweather	1	1	1	1	1	1	3.34

WP: Smyly (10-9); **LP:** Jackson (1-2). **Inherited runners-scored:** Alexander 2-0, Junis 2-2, Wesneski 1-1, Cuas 1-0. **T:** 3:11. **A:** 28,684 (41,363).

Orioles 6, Angels 3

Late Monday

ORIOLES	AB	R	H	BI	BB	SO	AVG
Hays lf	4	1	1	1	1	1	.282
Santander dh	5	1	1	0	0	0	.257
Mountcastle 1b	4	2	2	1	1	1	.274
Henderson 3b	5	1	2	3	0	2	.254
Westburg 2b	4	0	2	0	0	0	.270
Hicks rf	3	0	1	1	1	1	.257
Mullins cf	4	0	0	0	0	0	.248
McCann c	4	0	0	0	0	2	.229
Mateo ss	3	1	1	0	1	1	.213
TOTALS	36	6	10	6	4	8	—

L.A.	AB	R	H	BI	BB	SO	AVG
Schanuel 1b	3	0	1	0	1	1	.277
Drury dh	4	1	1	1	0	2	.263
Rengifo rf	4	0	1	0	0	2	.260
Moustakas 3b	4	0	2	0	0	0	.250
O'Hoppe c	4	0	1	0	0	0	.218
Stefanic 2b	2	1	0	0	1	2	.148
Escobar ph	1	0	0	0	0	0	.240
Moniak cf	4	0	1	1	0	1	.278
Grichuk lf	3	1	1	1	0	1	.179
Paris ss	3	0	0	0	0	0	.100
TOTALS	32	3	8	3	2	9	—

BALTIMORE	003	000	300	—	6	10	0
L.A.	010	100	010	—	3	8	0

LOB: Baltimore 7, Los Angeles 4. **2B:** Henderson (23), Hays (33), Westburg (13), Moniak (21). **HR:** Henderson (23), off Reyes; Grichuk (5), off Rodriguez; Drury (20), off Hall. **RBI:** Hays (54), Mountcastle (66), Hicks (21), Henderson 3 (70), Moniak (42), Grichuk (9), Drury (66). **CS:** O'Hoppe (1), Mountcastle (1).

ORIOLES	IP	H	R	ER	BB	SO	ERA
Rodriguez	6	7	2	2	2	7	4.91
Webb	1	0	0	0	0	1	3.98
Hall	1	1	1	1	0	1	3.12
Cano	1	0	0	0	0	0	1.65

L.A.	IP	H	R	ER	BB	SO	ERA
Rosenberg	6	7	3	3	2	4	5.54
Reyes	1	3	3	3	1	3	8.31
Barría	1	0	0	0	1	0	5.54
Estévez	1	0	0	0	0	1	3.27

WP: Rodriguez (5-3); **LP:** Rosenberg (0-1); **S:** Cano (6). **T:** 2:22. **A:** 29,214 (45,517).

ORIOLES BATTING LEADERS

Batters	Avg	AB	R	H	HR	RBI
O'Hearn	.300	270	36	81	11	49
Hays	.282	443	64	125	13	54
Rutschman	.274	504	71	138	17	66
Mountcastle	.274	390	60	107	18	66
Westburg	.270	163	22	44	2	19
McKenna	.261	119	22	31	2	18
Urías	.260	315	41	82	4	38
Santander	.257	494	71	127	26	79
Hicks	.257	140	25	36	6	21
Henderson	.254	456	81	116	23	70

Retropolis
The past, rediscovered
wpost.com/retropolis

NOTES

PERSONNEL DEPT.

Dodgers: According to a Los Angeles County Sheriff's Department spokeswoman, LHP Julio Urías was arrested on a felony charge of corporal injury on a spouse or cohabitant. Urías was arrested Sunday night.

Giants: Placed OF AJ Pollock on unconditional release waivers.

Orioles: Promoted SS Jackson Holliday, 19, widely considered baseball's No. 1 prospect, to Class AAA Norfolk.

Phillies: SS Trea Turner landed on the paternity list and was named NL player of the week.

Pirates: RHP Paul Skenes, the No. 1 overall pick in this summer's draft, will not pitch again for the rest of the season. The star-in-waiting made five starts across three minor league stops.

Yankees: 1B Anthony Rizzo will not play again for the remainder of the season because of post-concussion syndrome.

TODAY

NL games

	W-L	ERA	TEAM
METS AT NATIONALS, 7:05			
TBD	----	----	----
Adon (R)	2-1	5.90	4-1
BREWERS AT PIRATES, 12:35			
Peralta (R)	11-8	3.85	16-10
Keller (R)	11-8	3.92	15-13
GIANTS AT CUBS, 2:20			
Beck (R)	3-3	4.04	1-1
Wicks (L)	2-0	1.80	2-0
ROCKIES AT DIAMONDBACKS, 3:40			
Flexen (R)	1-6	6.89	2-9
Davies (R)	2-5	6.45	6-8
PHILLIES AT PADRES, 4:10			
Wheeler (R)	10-6	3.62	16-11
Wacha (R)	11-2	2.85	13-6
DODGERS AT MARLINS, 6:40			
Lynn (R)	10-10	5.81	13-14
Cabrera (R)	5-6	4.79	8-9
CARDINALS AT BRAVES, 7:20			
Hudson (R)	5-1	4.02	5-2
Strider (R)	16-4	3.56	22-5

NL scores

MONDAY'S RESULTS

at Chicago Cubs 5, San Francisco 0
at Arizona 4, Colorado 2
at Pittsburgh 4, Milwaukee 2
Philadelphia 9, at San Diego 7

TUESDAY'S GAMES

N.Y. Mets 11, at Washington 5
Milwaukee 7, at Pittsburgh 3
at Miami 6, L.A. Dodgers 3
St. Louis 10, at Atlanta 6
at Chicago Cubs 11, San Francisco 8
Colorado at Arizona, late
Philadelphia at San Diego, late

AL games

	W-L	ERA	TEAM
ORIOLES AT ANGELS, 9:38			
Gibson (R)	13-8	5.14	16-12
Sandoval (L)	7-11	4.19	8-16
TWINS AT GUARDIANS, 1:10			
Ryan (R)	10-8	4.20	13-11
Williams (R)	1-5	3.46	6-7
BLUE JAYS AT ATHLETICS, 3:37			
Ryu (L)	3-1	2.48	5-1
Sears (L)	3-11	4.60	7-20
RED SOX AT RAYS, 6:40			
Paxton (L)	7-5	4.50	8-11
Glasnow (R)	7-5	3.17	9-7
TIGERS AT YANKEES, 7:05			
Manning (R)	5-4	3.62	8-6
Schmidt (R)	8-8	4.56	11-16
WHITE SOX AT ROYALS, 7:40			
Toussaint (R)	2-7	4.87	4-7
Lyles (R)	4-15	6.29	4-22
ASTROS AT RANGERS, 8:05			
Verlander (R)	10-7	3.34	12-10
Scherzer (R)	12-5	3.55	16-9

AL scores

MONDAY'S RESULTS

Baltimore 6, at L.A. Angels 3
at Kansas City 12, Chicago White Sox 1
Boston 7, at Tampa Bay 3
Toronto 6, at Oakland 5 (10)
Houston 13, at Texas 6
Minnesota 20, at Cleveland 6

TUESDAY'S GAMES

Baltimore at L.A. Angels, late
Minnesota 8, at Cleveland 3
at Tampa Bay 8, Boston 6 (11)
at N.Y. Yankees 5, Detroit 1
at Kansas City 7, Chicago White Sox 6
Houston 4, at Texas 1
Toronto at Oakland, late

Interleague games

	W-L	ERA	TEAM
MARINERS AT REDS, 6:40			
Gilbert (R)	12-5	3.56	16-11
Richardson (R)	0-1	6.75	2-1

Interleague scores

MONDAY'S RESULTS

at Cincinnati 6, Seattle 3

TUESDAY'S RESULTS

at Cincinnati 7, Seattle 6



STEPHANIE SCARBROUGH/ASSOCIATED PRESS

Jacob Young has reached base safely in each of his first nine starts, with two hits and a walk Tuesday.

Nats fall, but Young continues to shine

NATIONALS FROM **D1**

finished with a single, a double, a walk, a strikeout, a groundout, two runs and an RBI.

"He got ready a little earlier tonight [at the plate], looking for balls in the strike zone," Manager Dave Martinez said. "He laid off some really good pitches. I've known that about him. He's really good about that, and he's been leading off his whole career. We'll see — if Lane can't play tomorrow, we might let him lead off again."

Young was part of the action right away. It just wasn't on Washington's terms. Brandon Nimmo and Francisco Lindor, the Mets' first two batters, slapped singles to him in center. In an immediate jam, Corbin followed with back-to-back outs, though they were a sacrifice bunt and a sacrifice fly that brought in a run. Then after he plunked Mark Vientos with a fastball, Francisco Alvarez, New York's 21-year-old catcher, crushed a three-run homer to left.

In their past five games, the Nationals (62-77) have trailed 1-0, 1-0, 1-0, 3-0 and 4-0 after the top of the first. In the game before that stretch, a 7-0 loss in Toronto, the Blue Jays led 2-0 after the bottom of the first. Corbin lasted four innings and 83 pitches against the Mets (64-74), yielding eight runs on seven hits. Alvarez, Lindor and Nimmo took him deep, running Corbin's season total to 30 home runs allowed. Pete Alonso had a solo shot against Andres Machado in the fifth, and Nimmo added a second homer off rookie Amos Willingham in the ninth.

"Everything just seemed a little bit off today," said Corbin, whose ERA jumped from 4.90 to 5.23. "I felt all right. It just seemed like any pitch today, they hit hard."

So with Washington already in a hole, Young stepped in for his first of five plate appearances, facing lefty José Quintana. To take the next step this season, Young had to improve his swing decisions, which he detailed at his locker Tuesday afternoon. Yes, that meant chasing pitches less often than he did at low Class A Fredericksburg in 2022. But for Young, who debuted Aug. 26, it was more about swinging at the right pitches in the strike zone.

"[When] you get to two strikes, sure, you have to battle and try to put anything close in play," he said. "But I knew I had to be a lot better in 0-0, 1-0, 2-1 counts. I used to hurt myself a lot by swinging at the pitcher's pitch, not one I could do damage with. And now that I'm up here, it's still a work in progress."

If this sounds familiar, it's because Abrams, Keibert Ruiz and Luis García have offered near-identical comments in recent years. It's a common part of the learning curve for young players. Take, then, the small signs of growth in Young's first matchup with Quintana. The first pitch, a sinker on the outer edge of the plate, was a strike. But Young took it, trusting he could get a better pitch to hit later in the at-bat.

Next, he watched a curveball that almost clipped the low-and-outside corner. After that, he swung at a curve in almost the same spot, though a bit closer to the zone, and fouled it off. In a 1-2 count, forced to protect the zone, he got a fastball up and away that he could handle. He punched it into the right-center gap, using his speed to reach second for a leadoff double. Joey Meneses knocked him in with an opposite-field single.

With that, Young had reached base safely in each of his nine starts to begin his big league career. He also had a hit in seven straight games. On Tuesday, his second at-bat, leading off the third inning, included a called strike, a fouled bunt attempt, a foul of a change-up below the zone, then a groundout to third. His third at-bat, in the fifth and still against Quintana, lasted just three off-speed pitches. Young took a curveball in the zone, fouled off another in the same spot and chased an outside change-up — a pitch way off the plate — to go down swinging.

Among Young's tools, speed and defense rank well above anything he does in the batter's box. And because he doesn't have much power, his chances of sticking in the majors will hinge on his ability to make contact and not get himself out. Across three levels of the minors this year, he limited his strikeouts and stole 39 bases in 112 games. As Martinez puts it, he can use his legs to turn any single into a quasi-double. But the hard part is getting on base in the first place.

To end the top of the eighth, Young ranged into the right-center gap and made a leaping catch against the wall. In the bottom half, Young fell behind 0-1 again before floating an RBI single to center off right-handed reliever Sam Coonrod. He came around to score later in the inning as part of a four-run rally. And in the ninth, he capped his night with a full-count walk.

"I try to play the same game, pretty much, no matter where I'm hitting," Young said after the loss. "Get on base, let the big guys behind me try to drive me in. . . . Early, late — just try to get the offense going."

NATIONALS ON DECK

vs. New York Mets		
Today	7:05	MASN
vs. Los Angeles Dodgers		
Friday	7:05	MASN2
Saturday	4:05	MASN2
Sunday	1:35	MASN2
at Pittsburgh Pirates		
Monday	6:35	MASN2
Tuesday	6:35	MASN2
Sept. 13	6:35	MASN2
Sept. 14	12:35	MASN

Radio: WJFK (106.7 FM)

FIBA WORLD CUP

Americans surge into the semifinals

UNITED STATES 100, ITALY 63

BY BEN GOLLIVER

Tyrese Haliburton jumped Italian guard Gabriele Procida in the backcourt, pilfering the ball and accelerating toward an undefended basket in one smooth motion. Seeing Paolo Banchero to his side, Haliburton leaped, put the ball between his legs in midair and lofted an alley-oop pass to his teammate for an emphatic two-handed dunk.

USA Basketball rediscovered its mojo during a 100-63 thrashing of Italy at Mall of Asia Arena in the Philippines on Tuesday, rebounding from a disappointing group-stage loss to Lithuania on Sunday with a rout to claim a spot in the FIBA World Cup semifinals Friday. The bounce-back victory was topped off by Haliburton's second-half sizzle, but it was forged with a focused and forceful start that Coach Steve Kerr had sought after a dismal early effort against Lithuania.

"Our guys got after it right from the beginning," Kerr said. "Put the pressure on and kept the pressure on. It was our best defensive effort of the tournament to this point. That's what it's going to take to win two more games. . . . You always want to respond to a loss with a competitive effort."

The Americans, now 5-1 in the World Cup and 10-1 this summer including exhibitions, stifled the Italian offense with their defensive activity in the quarterfinal contest, their first do-or-die game of the tournament. Italy hit 5 of 17 shots (29.4 percent) in the first quarter and barely improved by night's end, shooting 23 for 75 (30.7 percent) overall and 7 for 38 (18.4 percent) on three-pointers. The Italians had by far their lowest-scoring game of the tournament.

Two days after Lithuania's hot outside shooting burned them, the Americans took their turn heating up by draining 17 three-pointers. Mikal Bridges posted a game-high 24 points and hit four threes in his most prolific scoring performance of the tournament, and Haliburton added 18 points on six threes off the bench.

Bridges, who shot 8 for 11 from the field, was locked in from the opening tip. During a third-quarter sequence, the Brooklyn Nets forward made a three-pointer and drew a technical foul for gesturing toward the Italian bench while celebrating. Undeterred, he responded with another three on the Americans' next possession.

"We just felt the energy off the jump," he said. "Everybody felt it — the starters, the bench. We just found each other. . . . Our swagger never goes away. We were ready."



YONG TECK LIM/GETTY IMAGES

Paolo Banchero and the Americans built a double-digit lead late in the first quarter, stretching it to as much as 41 in the final period.

Though Jaren Jackson Jr. again encountered early foul trouble and Anthony Edwards never got on track offensively, any nerves about a possible elimination loss dissolved by halftime. The Americans registered 22 assists on their 36 field goals, and their ball movement was significantly crisper than it had been during recent group-stage games against Montenegro and Lithuania.

The combination of stifling defense and free-flowing offense produced a machine-like victory: The Americans built a double-digit lead late in the first quarter, then stretched it to 20 points before halftime and 30 midway through the third quarter before topping out at 41 in the final period.

"It's been a five-week journey, and there's five more days left," Kerr said. "The horse starts picking up the pace when it gets close to the barn."

Simone Fontecchio paced Italy with 18 points before fouling out. Stefano Tonut added 11 as the only other Italian player to finish in double figures. The blowout left Italian forward Nicolo Melli in tears before his postgame news conference.

"Everybody in the world was thinking we had no chance to win this game," Italy Coach Gianmarco Pozzecco said. "We came here [and were] one of the best eight teams in the world. The reaction of Melli means everything to me."

The Italians, who went 4-1 before the quarterfinals, caught a bad break with Lithuania's upset of the United States. Had the Americans won that contest, Italy would have faced Serbia in the quarterfinals. Instead, the Italians' reward for winning their group was a quarterfinal date with the Americans, who are still favored to win the tournament.

"We needed to be a little bit lucky," said Melli, who was in the NBA from 2019 to 2021. "We were first [in our group]. I think this time we deserved a little bit better, a little bit more. We did everything we could do. You want to go home with a medal and not just top eight, but we should be proud of what we did. This is something we should cherish."

By claiming a spot in the semifinals, the Americans made it a step further than they did during the 2019 FIBA World Cup, when they lost to France in the quarterfinals and finished seventh.

On Friday, the Americans will face the winner of Wednesday's quarterfinal between Germany (5-0) and Latvia (4-1). The Americans beat Germany, 99-91, in an Aug. 20 exhibition in the United Arab Emirates, though they had to rally from a 16-point second-half deficit and needed a 22-5 closing run to seal it.

In an unexpected twist, Lithuania followed its win over the Americans with an 87-68 loss to Serbia in the quarterfinals earlier Tuesday. That eliminated the Lithuanians, whose frontcourt size and outside shooting presented matchup challenges for the Americans, from medal contention. If the Americans win Friday, they will face Serbia, Canada or Slovenia in Sunday's gold medal game.

"Lithuania was amazing the other night," Kerr said. "I didn't see the game, but I understand Serbia was brilliant tonight in beating Lithuania. There's a lot of great teams over here. . . . We have to play our very best if we want to win the gold medal. We came out and did that tonight."

FIBA World Cup, semifinal:
United States vs. TBD
Friday, 8:30 a.m., ESPN2

HIGH SCHOOL NOTES

Uncommonly deep Jackson-Reed volleyball team welcomes all challengers

FROM STAFF REPORTS

There's something refreshing, volleyball coaches opine, about the fall. There's a distinct comfort, many say, in knowing everyone else on the schedule is also looking for an edge all over again.

This year, Jackson-Reed won't have to look hard to find it. All the Tigers have to do, senior Morgan Simpson said, is practice. This year, Coach Perette Arrington said, the Northwest Washington program is as deep as any she has coached in 24 years.

"When we practice, our 'A' and 'B' sides are equal," Simpson said. "Our rallies are longer. We're getting good touches — we're all making each other better."

The opportunity for competitive practice time is particularly important for Jackson-Reed, which has lost just one game against a fellow D.C. public school in the past 15 years.

The Tigers have directed their competitive thirst toward the area's top private schools, going so far as to beg Arrington to schedule senior night against Flint Hill, the area's top-ranked team. (She complied.)

After knocking off private schools en route to a D.C. State Athletic Association title in 2021 but faltering in the semifinals last year, the Tigers returned their attention to the area's top programs. With a talented group of underclassmen that includes Simpson's sister, Taylor, which has improved dramatically after the club season, the Tigers believe they are up for the challenge.

"It's our work ethic, our talent and [Arrington]," senior Molly Reeder said. "She puts a lot of confidence in us. She treats us like a college team, so we know we have the power to play with private schools. We aren't afraid of them."

— Spencer Nusbaum

Girls' soccer

Kosette Koons-Perdikis and Rachel Chung held hands in anticipation and anxiousness as the final totals for a fundraising project put on by the Leukemia & Lymphoma Society (LLS) were announced.

The St. Andrew's Episcopal and Trinity Christian School players celebrated along with their group, Team Union For A Cure (FC), after learning they raised roughly $450,000 for blood cancer research during the seven-week competition — the third most in the country and the most in the Mid-Atlantic region.

The group included 14 players from Koons-Perdikis and Chung's club team, Virginia Union FC.

"We win tournaments, we go through nationals — we go through such emotional moments. . . . Just having that victory off the field and just kind of impacting something that we were all so passionate about and worked so hard on really stood out to me," Chung said.

Chung and Koons-Perdikis said they and their teammates raised money through corporate sponsorships, personal requests and events they put on, including a soccer clinic they ran in coordination with their club in March.

Koons-Perdikis was nominated to participate in the competition by her older sister, Kaeden, whose team raised $546,000 in 2021. Last fall, she approached Chung, who said she was inspired to take part because her grandmother was diagnosed with cancer a few years ago.

In addition to her familiarity with the campaign, Koons-Perdikis wanted to participate after her grandfather was diagnosed with prostate cancer last year. She broke the individual record for the region, raising more than $280,000.

"I really wanted to do something to help the cause, and because I already had that link to LLS, it gave me a great opportunity to help out," Koons-Perdikis said.

— Nicky Wolcott

Boys' soccer

Good Counsel's Jeremy Spoales is blessed with experience this fall. In his seventh year as coach of the Falcons, Spoales has more seniors on his roster than he ever has before: 16.

"You never really plan on having that many seniors," he said. "But these are all kids that paid their dues. They have given me their time and stayed with this program they helped build. Now they get to finish things the way they want to finish things."

Two years ago, many of these seniors were instrumental as sophomores when the Falcons made a postseason run and captured their first Washington Catholic Athletic Conference title since 1988.

"Those sophomores are now seniors, and they're ready to lead," Spoales said.

The Falcons face an early-season slate only an experienced squad could handle. Over the weekend, they kicked things off with games against two of the top teams in the D.C. area: Whitman and Churchill. They earned a split, falling, 1-0, to Whitman but scoring a 1-0 victory over Churchill.

On Friday night, they will face Gonzaga, the area's top-ranked team and a conference foe. The Falcons were supposed to play the Eagles later in the season, but a scheduling conflict forced the teams to make it an early bout.

"September is all about finding a rhythm and finding a rotation," Spoales said. "With 16 seniors and a lot of young talent, every practice is a competition."

— Michael Errigo

Cross-country

Nate Swanson had his rhythm, each breath becoming less labored than the last. The Churchill junior wasn't just thinking about winning the race or finishing in a personal-best time — he was thinking about one-upping his coach.

Paul Jacobson, Churchill's coach and a member of Einstein's sports hall of fame, finished third in this race 43 years ago. And at the Woodward Relays on Saturday, Swanson and Stepan Volkov finished as the top boys' duo. Their two-person relay time was the second fastest since the race moved to Georgetown Prep in 2007.

The race has an unusual setup: Partners alternate three miles with a baton — and sometimes run into obstacles.

"Less than a minute into the race, there's just a coach walking in the middle of the course," Swanson said.

Despite Churchill boasting the best duo, St. John's had the top score as a team.

— Sam Jane

Field hockey

Field hockey season in Montgomery County doesn't officially start until after Labor Day, so Saturday's games at the Rocket Classic won't count toward the participants' records. Even so, the inaugural event was a success, providing valuable experience for the teams involved. Richard Montgomery, the host, won a four-team exhibition that also included Clarksburg, Quince Orchard and Einstein.

The idea of a preseason tournament was raised in the spring, months before first-year Rockets coach Samantha Griffin and Athletic Director Daniel Whitlow II showed up to the field at 6 a.m. to set up. With the holiday weekend creating an optimal lull in the calendar, there was interest from other coaches in an event that hadn't been organized for public schools in the county in years.

"Tournaments like this, where the girls have more opportunities to play even if they're not involved in a club team, that just really amplifies what they're able to do and achieve in the season," Einstein Coach Robin Drews said.

To help things run smoothly, parents volunteered where needed as the junior varsity Rockets assembled informational brochures for spectators.

Whitlow didn't even return to his home, about an hour away, after the Rockets hosted a football game the evening before, instead spending Friday night in Rockville to ensure he could get to the school early. He got little sleep, but as he said, "To put on this event, it was well worth it."

Whitlow is optimistic this competition is the beginning of turning Richard Montgomery into "a hub for field hockey" that will host state playoff games.

"If the scheduling works out," he said, "we would absolutely love to do it again next year and every year after that."

— Emmett Siegel

Golf

Alexandria City sophomore Emma Stanley has played with the golf team since she was in eighth grade, usually as the only girl in coed matches. The introduction of girls' division matches this season was most welcome.

"I honestly really enjoy them, and I think that it's a good learning experience," she said. "For me, it's less intimidating because I feel like being around girls my age is easier."

First-year coach Kevin Burkhead said an increase in girls' participation was a key part of the decision to move forward with the matches. This season, 15 girls tried out for his team.

Stanley hopes these opportunities will lead to even more girls giving golf a shot.

"I think a lot more girls are getting interested [in golf] and want to try it," she said. "It just makes it a more fun experience, to meet new people and make more friends."

— Jakob Bowen

Mystics' Toliver shelved for season with torn ACL

BY KAREEM COPELAND

PHOENIX — Natasha Cloud couldn't even respond to the text. She and the entire Washington Mystics roster had gotten a message from Kristi Toliver that confirmed what they already knew: The three-time WNBA all-star guard and starter on the Mystics' 2019 championship team would miss the rest of the season.

Toliver suffered a torn ACL in her right knee Sunday at the Los Angeles Sparks, the Mystics announced Tuesday, ending her injury-plagued return to Washington after she appeared in just 11 games. Toliver had returned to action last week after missing more than two months with plantar fasciitis in her right foot.

"Woooo, I couldn't even with her texting us what it was yesterday," Cloud said at the team's shoot-around before Tuesday night's game against the Phoenix Mercury. "I haven't even sent her my text yet because I'm trying to get through this game without being soft and emotional. And if I go into that, it's really going to trigger me because of how much 'Panda' means to me. So I want to get this win for her. I want to solidify playoffs for her."

The Mystics did just that Tuesday night. Behind 24 points from Elena Delle Donne (on her 34th birthday) and 20 points and 10 assists from Cloud, Washington routed the last-place Mercury, 100-77, to clinch a playoff spot, its sixth in seven years. Its record sits at 18-20 with two games remaining — Friday vs. Atlanta and Sunday at New York.

Toliver's return to Washington was celebrated in the offseason. She was a much-needed shooter who had a long relationship with Mystics players and coaches after a previous stint with the team from 2017 to 2019. She also brought a strong basketball mind, evidenced by her role as an assistant coach with the Dallas Mavericks during the NBA season. The Virginia native helped Maryland beat Duke to win the 2006 women's basketball national championship and was named the WNBA's most improved player in 2012. She won her first WNBA title with the Sparks in 2016.

"[We] don't have a championship without Kristi," Mystics Coach Eric Thibault said.

Off the court, the 36-year-old is the personification of the cool, wise veteran. Cloud has even tried to adjust her own leadership style at Toliver's suggestion, balancing her natural, energetic "rah-rah" side with a softer touch. Cloud places an imaginary crown on Toliver's head after being introduced with the starters each game. Now, Toliver's future is uncertain.

"At the end of the day, that's your sister going down and getting hurt," Cloud said, "and someone that's really devoted so much of her time this season to just trying to get back to help us and make us better. And even moments where she wasn't able to be on the court, still depositing into us, depositing into me, coaching us on the sideline. Panda's a really special player — not only her mind [but] who she is as a leader, who she's grown to be."

Toliver was in just her third game back after dealing with plantar fasciitis, a nagging injury that was difficult to rehabilitate. Some days she would feel good, and then that would change overnight. It took a long time just to get back to basketball activities.

In Los Angeles on Sunday, Toliver checked in and quickly made a pull-up three-pointer, showing pristine form. Not long after, she attempted to change directions to beat the first-quarter buzzer with a long three-point attempt, but she buckled as her knee gave way.

Toliver had previously talked about the frustration that came with the foot injury and acknowledged that injuries hit harder at this stage of her career.

"I would say my mental space was the most challenging," she said, "just because both of the things that I love, I wasn't able to do — from basketball to golfing to going for a walk to all the days I couldn't do anything. Definitely have had a lot of dark days. It's not the place that you want to be. It can get really dark, especially as you get older, because you know the opportunities to be on the floor as you get older become less and less. So just try to stay positive as much as I could. . . . I wasn't a joy to be around every day."

That part of it was impossible not to think about as Toliver lay on the court Sunday. She was eventually carried off. Brittney Sykes crouched in the corner of the court, struggling with the moment. Li Meng consoled Delle Donne as the entire team, other than Sykes, surrounded Toliver on the floor.

Sykes and Delle Donne struggled to talk about Toliver's injury after Sunday's game.

"We all broke down," Sykes said. "The s--- broke our hearts because of how crucial she is to us. She's a quiet assassin. She don't say much, but when she opens her mouth, it's like, 'Shut up and listen.' . . . It's really a sore spot, guys."

Surgery to repair Toliver's knee had yet to be scheduled as of Tuesday afternoon. The Mystics sent Toliver and Shakira Austin (hip) home from Los Angeles on Monday as the team continued on to Phoenix.

Toliver ends her season averaging 3.6 points and 9.0 minutes.

"We knew it wasn't good right away," Thibault said. "So it's tough. And I think there's probably a feeling now of playing for her to a degree."

Dream at Mystics
Friday, 7 p.m., Ion

Online: For more from last night's game, visit us at **postsports.com**.

WNBA ROUNDUP

New York's Stewart sets scoring record in victory

LIBERTY 94, WINGS 93

ASSOCIATED PRESS

Breanna Stewart scored 40 points to set the WNBA's single-season scoring record as the New York Liberty held off the Dallas Wings, 94-93, on Tuesday night in Arlington, Tex., for its seventh straight victory.

New York (31-7) moved within a game of first-place Las Vegas (32-6) — with home games against Los Angeles and Washington remaining. The Aces close the season with a home-and-home series against Phoenix.

Stewart became the all-time leader with 861 points after her 15th point of the night. She reached 40-plus points for the fourth time this season to go with 10 rebounds. She finished the game with 885 points — 25 more than Diana Taurasi's mark set in 2006. Taurasi did it in only 34 games; it took Stewart 38.

Dallas (20-18) was seeking to clinch the No. 4 seed with a victory.

Betnijah Laney scored 22 points, and Courtney Vandersloot had 16 points and 10 assists for the Liberty.

Satou Sabally finished with 27 points for Dallas.

• **SUN 90, SPARKS 76:** Alyssa Thomas had 27 points, 12 rebounds and 14 assists for her sixth triple-double of the season to carry Connecticut past Los Angeles in Uncasville, Conn.

Thomas also set the WNBA single-season assist mark, passing Vandersloot's record of 300 set in 2019. The Sun point-forward has 304 this season.

Los Angeles (16-22) dropped into a tie with the Chicago Sky in eighth place in the league standings with two games remaining. The Sparks continue their three-game road trip at New York on Thursday, followed by a trip to Seattle to close the regular season on Sunday. The Sky holds the tiebreaker with the Sparks.

DeWanna Bonner added 25 points and Tiffany Hayes scored 13 for Connecticut (26-12), which is locked into the No. 3 seed in the playoffs.

Azura Stevens and Dearica Hamby each scored 18 points for Los Angeles.

• **SKY 96, FEVER 69:** Kahleah Copper scored 25 points, and Marina Mabrey and Courtney Williams each added 17 as Chicago routed Indiana in Indianapolis.

The Sky (16-22) is tied for eighth in the standings with Los Angeles, which lost to Connecticut. Chicago, which plays Minnesota and Connecticut this week, holds a tiebreaker with the Sparks after winning three of the four matchups this season.

Robyn Parks added 11 points for Chicago. The Sky has won four of its past six games — with the losses coming against Las Vegas and New York.

NaLyssa Smith led Indiana (12-26) with 16 points.

SCOREBOARD

PRO FOOTBALL

NFL

NFC

EAST	W	L	T	PCT.	PF	PA
Dallas	0	0	0	.000	0	0
N.Y. Giants	0	0	0	.000	0	0
Philadelphia	0	0	0	.000	0	0
Washington	0	0	0	.000	0	0
SOUTH	**W**	**L**	**T**	**PCT.**	**PF**	**PA**
Atlanta	0	0	0	.000	0	0
Carolina	0	0	0	.000	0	0
New Orleans	0	0	0	.000	0	0
Tampa Bay	0	0	0	.000	0	0
NORTH	**W**	**L**	**T**	**PCT.**	**PF**	**PA**
Chicago	0	0	0	.000	0	0
Detroit	0	0	0	.000	0	0
Green Bay	0	0	0	.000	0	0
Minnesota	0	0	0	.000	0	0
WEST	**W**	**L**	**T**	**PCT.**	**PF**	**PA**
Arizona	0	0	0	.000	0	0
L.A. Rams	0	0	0	.000	0	0
San Francisco	0	0	0	.000	0	0
Seattle	0	0	0	.000	0	0

AFC

EAST	W	L	T	PCT.	PF	PA
Buffalo	0	0	0	.000	0	0
Miami	0	0	0	.000	0	0
N.Y. Jets	0	0	0	.000	0	0
New England	0	0	0	.000	0	0
SOUTH	**W**	**L**	**T**	**PCT.**	**PF**	**PA**
Houston	0	0	0	.000	0	0
Indianapolis	0	0	0	.000	0	0
Jacksonville	0	0	0	.000	0	0
Tennessee	0	0	0	.000	0	0
NORTH	**W**	**L**	**T**	**PCT.**	**PF**	**PA**
Baltimore	0	0	0	.000	0	0
Cincinnati	0	0	0	.000	0	0
Cleveland	0	0	0	.000	0	0
Pittsburgh	0	0	0	.000	0	0
WEST	**W**	**L**	**T**	**PCT.**	**PF**	**PA**
Denver	0	0	0	.000	0	0
Kansas City	0	0	0	.000	0	0
L.A. Chargers	0	0	0	.000	0	0
Las Vegas	0	0	0	.000	0	0

WEEK 1

THURSDAY'S GAME

Detroit at Kansas City (-5½), 8:20

SUNDAY'S GAMES

Arizona at Washington (-7), 1
Carolina at Atlanta (-3½), 1
Cincinnati (-2½) at Cleveland, 1
Houston at Baltimore (-10), 1
Jacksonville (-4½) at Indianapolis, 1
San Francisco (-2½) at Pittsburgh, 1
Tampa Bay at Minnesota (-6), 1
Tennessee at New Orleans (-3), 1
Green Bay at Chicago (-1½), 4:25
L.A. Rams at Seattle (-5½), 4:25
Las Vegas at Denver (-4), 4:25
Miami at L.A. Chargers (-3), 4:25
Philadelphia (-3½) at New England, 4:25
Dallas (-3½) at N.Y. Giants, 8:20

MONDAY'S GAME

Buffalo (-2½) at N.Y. Jets, 8:15

WEEK 2

THURSDAY'S GAME

Minnesota at Philadelphia, 8:15

SUNDAY'S GAMES

Washington at Denver, 4:25
Baltimore at Cincinnati, 1
Chicago at Tampa Bay, 1
Green Bay at Atlanta, 1
Indianapolis at Houston, 1
Kansas City at Jacksonville, 1
L.A. Chargers at Tennessee, 1
Las Vegas at Buffalo, 1
Seattle at Detroit, 1
N.Y. Giants at Arizona, 4:05
San Francisco at L.A. Rams, 4:05
N.Y. Jets at Dallas, 4:25
Miami at New England, 8:20

MONDAY'S GAMES

New Orleans at Carolina, 7:15
Cleveland at Pittsburgh, 8:15

TRANSACTIONS

MLB

Baltimore Orioles: Sent RHP Austin Voth outright to Norfolk (IL).
Boston Red Sox: Sent RHP Zack Kelly to Salem (CRL) on a rehab assignment.
Chicago White Sox: Claimed RHP Yohan Ramirez off waivers from Pittsburgh.
Houston Astros: Sent 3B Rylan Bannon outright to Sugar Land (IL). Recalled LHP Parker Mushinski from Sugar Land. Placed RHP Ryne Stanek on the 15-day IL.
Los Angeles Angels: Sent SS Zach Neto to Salt Lake (PCL) on a rehab assignment.
Oakland Athletics: Placed 1B Lawrence Butler on the bereavement list. Recalled SS Kevin Smith from Las Vegas (PCL).
Texas Rangers: Reinstated RHP Nathan Eovaldi from the 15-day IL. Selected the contract of RHP Ian Kennedy from Round Rock (PCL). Placed RHP Josh Sborz on the 15-day IL. Designated RHP Glenn Otto for assignment.
Atlanta Braves: Sent SS Ehire Adrianza to Rome (SAL) on a rehab assignment. Optioned RHP Ben Heller to Gwinnett (IL). Recalled RHP Michael Soroka from Gwinnett. Transferred RHP Yonny Chirinos from the 15-day IL to the 60-day IL. Claimed SS Andrew Velazquez off waivers from the Los Angeles Dodgers and optioned him to Gwinnett.
Cincinnati Reds: Agreed to terms with RHP Denis Correa on a minor league contract. Set SS Kevin Newman to Louisville (ILO on a rehab assignment. Designated RHP Michael Mariot for assignment. Selected the contract of RHP Kevin Herget from Louisville.
Colorado Rockies: Selected the contract of INF/OF Cole Tucker from Albuquerque (PCL). Optioned 1B/OF Michael Toglia to Albuquerque. Designated INF Coco Montes for assignment.
New York Mets: Placed RHP Carlos Carrasco on the 15-day IL. Recalled RHP Sam Coonrod from Syracuse (IL).
Philadelphia Phillies: Placed SS Trea Turner on the paternity list. Recalled INF/OF Weston Wilson from Lehigh Valley (IL).
Pittsburgh Pirates: Sent OF Cal Mitchell outright to Indianapolis (IL).
St. Louis Cardinals: Reinstated LHP Matthew Liberatore from the 15-day IL. Placed LHP Jolo Romero on the 15-day IL, retroactive to Sept. 2. Recalled INF Jose Fermin from Memphis (IL). Designated INF Taylor Motter for assignment.
San Francisco Giants: Placed OF A.J. Pollock on waivers. Reinstated RHP John Brebbia from the 60-day IL. Optioned RHP Tristan Beck to Sacramento (PCL).
Washington Nationals: Optioned LHP Joe La Sorsa to Rochester (IL). Reinstated LHP MacKenzie Gore from the bereavement list.

ATLANTIC LEAGUE

Long Island Ducks: Signed and activated RHP Jimmy Yacobonis. Placed RHP Justin Alintoff on the injured list. Placed RHP Sam Kessler on the inactive list. Reinstated RHP Kyle Lobstein to the active list.

NBA

Charlotte Hornets: Signed Fs Angelo Allegri, Nathan Mensah, and Tre Scott and G Jaylen Sims.

WNBA

Phoenix Mercury: Released Gs Ashley Joens and Madi Williams. Signed G Ashley Joens to a rest-of-season contract.

NFL

Atlanta Falcons: Re-signed S Lukas Denis to the practice squad. Placed OL Barry Wesley on the practice squad injured reserve.
Carolina Panthers: Signed WR Dezmon Patmon to the practice squad.
Cincinnati Bengals: Signed TE Zach Gentry and DE Garrett Nelson to the practice squad. Released LB Tyler Murray from the practice squad.
Las Vegas Raiders: Signed WR Keelan Cole to the practice squad. Released WR Antoine Wesley from the practice squad. Waived RB Jordan Perryman and WR Isaiah Zuber from injured reserve with settlements. Waived WR Chris Lacy.
Los Angeles Rams: Waived DB Shaun Jolly with an injury designation.
Minnesota Vikings: Waived LB Abraham Beauplan from injured reserve with a settlement.
New York Giants: Placed WR Cole Beasley on the practice squad injured reserve. Signed WR Cam Sims to the practice squad. Waived G Jack Anderson.
San Francisco 49ers: Released DB A.J. Parker and K Zane Gonzalez from injured reserve with settlements.
Tampa Bay Buccaneers: Waived DB Don Gardner from injured reserve with a settlement. Waived TE Dominique Dafney, LB Christopher Allen and S Kendrick Whitehead.
Tennessee Titans: Waived TE Alize Mack. Waived CB Don Gardner with an injury settlement.

MLS

Colorado Rapids: Announced the departure of head coach Robin Fraser. Named Chris Little interim head coach.
Columbus Crew: Waived M Luis Diaz.
D.C. United: Loaned D Jacob Greene to Loudoun United FC (USL Championship) for the remainder of the season.

COLLEGE FOOTBALL

AP TOP 25

		RECORD	PTS	PVS
1.	Georgia (58)	1-0	1569	1
2.	Michigan (2)	1-0	1485	2
3.	Alabama	1-0	1424	4
4.	Florida State (3)	1-0	1384	8
5.	Ohio State	1-0	1388	3
6.	Southern California	2-0	1255	6
7.	Penn State	1-0	1212	7
8.	Washington	1-0	1107	10
9.	Tennessee	1-0	975	12
10.	Notre Dame	2-0	967	13
11.	Texas	1-0	935	13
12.	Utah	1-0	919	14
13.	Oregon	1-0	823	15
14.	LSU	0-1	706	5
15.	Kansas State	1-0	579	16
16.	Oregon State	1-0	558	18
17.	North Carolina	1-0	551	21
18.	Oklahoma	1-0	426	20
19.	Wisconsin	1-0	407	19
20.	Mississippi	1-0	379	20
21.	Duke	1-0	343	21
22.	Colorado	1-0	269	NR
23.	Texas A&M	1-0	267	23
24.	Tulane	1-0	241	NR
25.	Clemson	0-1	141	9

Dropped Out: No. 17 TCU (0-1), No. 25 Iowa (1-0)
Others receiving votes: Iowa 73, UCLA 55, Arkansas 28, TCU 27, Kentucky 15, Pittsburgh 8, Mississippi St. 5, Miami 4, NC State 4, Auburn 3, Troy 3, Fresno St. 3, Minnesota 3, Wyoming 3, Iowa St. 2, Texas St. 2, Texas Tech 1, Louisville 1, Washington St. 1, Illinois 1, Houston 1, UCF 1, James Madison 1.

USA TODAY COACHES POLL

		RECORD	PTS	PVS
1.	Georgia (63)	1-0	1647	1
2.	Michigan (1)	1-0	1534	2
3.	Alabama (2)	1-0	1515	3
4.	Ohio State	1-0	1422	4
5.	Florida State	1-0	1388	8
6.	Southern California	2-0	1283	6
7.	Penn State	1-0	1216	7
8.	Washington	1-0	1115	11
9.	Tennessee	1-0	1099	10
10.	Texas	1-0	957	12
11.	Notre Dame	2-0	950	13
12.	Utah	1-0	924	14
13.	Oregon	1-0	904	15
14.	LSU	0-0	738	5
15.	Kansas State	1-0	630	17
16.	North Carolina	1-0	546	20
17.	Oklahoma	1-0	543	19
18.	Oregon State	1-0	499	18
19.	Wisconsin	1-0	445	21
20.	Mississippi	1-0	411	22
21.	Clemson	0-1	287	9
22.	Tulane	1-0	255	23
23.	Texas A&M	1-0	236	25
24.	Duke	1-0	222	NR
25.	Colorado	1-0	161	NR

Dropped Out: No. 16 TCU (0-1)
Others receiving votes: Iowa 111, Pittsburgh 53; Kentucky 50; UCLA 44; Texas Christian 40; Fresno State 30; Miami 22; Auburn 22; Arkansas 18; Maryland 14; Missouri 13; Troy 11; Oklahoma State 11; NC State 10; Illinois 9; Wyoming 8; Washington State 7; Wake Forest 7; Air Force 7; Minnesota 6; Mississippi State 5; South Carolina 4; Kansas 4; Texas Tech 3; Southern Methodist 3; Central Florida 3; Houston 2; Texas-San Antonio 1; Michigan State 1; Memphis 1; Louisville 1; James Madison 1; Arizona 1.

NCAA

THURSDAY'S GAME

Murray St. (1-0) at Louisville (1-0), 7:30

FRIDAY'S GAMES

Indiana St. (0-1) at Indiana (0-1), 7
Illinois (1-0) at Kansas (1-0), 7:30
Stony Brook (0-1) at Rhode Island (0-1), 7

SATURDAY'S GAMES
EAST

Delaware St. (0-1) at Army (0-1), noon
Holy Cross (1-0) at Boston College (0-1), noon
Stonehill (0-1) at CCSU (1-0), noon
Delaware (1-0) at Penn St. (1-0), noon
Sacred Heart (0-1) at Georgetown (1-0), 12:30
Miami (Ohio) (0-1) at Massachusetts (1-1), 3:30
Wagner (0-1) at Navy (0-1), 3:30
W. Michigan (1-0) at Syracuse (1-0), 3:30
Lehigh (0-1) at Merrimack (0-1), 4
Fordham (1-1) at Buffalo (0-1), 6
Duquesne (1-0) at West Virginia (0-1), 6
St. Francis (Pa.) (0-1) at Robert Morris (0-1), 6
Colgate (0-1) at Villanova (1-0), 6
LIU Brooklyn (0-1) at Bryant (0-1), 6
Monmouth (NJ) (0-1) at Towson (0-1), 6
VMI (1-0) at Bucknell (0-1), 6
Cincinnati (1-0) at Pittsburgh (1-0), 6:30
Morehouse (0-0) at Howard (0-1), 7
Charlotte (1-0) at Maryland (1-0), 7:30
Temple (1-0) at Rutgers (1-0), 7:30

SOUTH

Vanderbilt (2-0) at Wake Forest (1-0), 11 a.m.
Purdue (0-1) at Virginia Tech (1-0), noon
Notre Dame (2-0) at NC State (1-0), noon
Ball St. (0-1) at Georgia (1-0), noon
James Madison (1-0) at Virginia (0-1), noon
SC State (0-2) at Georgia Tech (0-1), 1
Charleston Southern (1-0) at Clemson (0-1), 2:15
Samford (1-0) at W. Carolina (0-1), 2:30
E. Kentucky (0-1) at Kentucky (1-0), 3
Campbell (0-1) at The Citadel (0-1), 3
Mississippi (1-0) at Tulane (1-0), 3:30
Texas A&M (1-0) at Miami (1-0), 3:30
Marshall (1-0) at East Carolina (0-1), 4
Savannah St. (0-0) at Bethune-Cookman (0-1), 4
SE Louisiana (0-1) at South Alabama (0-1), 5
Austin Peay (0-1) at Tennessee (1-0), 5
Appalachian St. (1-0) at North Carolina (1-0), 5:15
Carson-Newman (0-0) at ETSU (0-1), 5:30
Kennesaw St. (1-0) at Chattanooga (0-1), 6
Wofford (0-1) at William & Mary (1-0), 6
UAB (1-0) at Georgia Southern (1-0), 6
Norfolk St. (0-1) at Hampton (1-0), 6
Louisiana-Lafayette (1-0) at Old Dominion (0-1), 6
Ohio (1-1) at FAU (1-0), 6
New Mexico St. (1-1) at Liberty (1-0), 6
Elon (0-1) at Gardner-Webb (0-1), 6
Lafayette (1-0) at Duke (1-0), 6
North Texas (0-1) at FIU (1-1), 6:30
Florida A&M (1-0) at South Florida (0-1), 7
Tennessee St. (0-1) vs. Ark.-Pine Bluff (0-1) in Memphis, 7
Texas (1-0) at Alabama (1-0), 7
Houston Christian (1-0) at W. Kentucky (1-0), 7
Connecticut (0-1) at Georgia St. (1-0), 7
Northwestern St. (0-1) at Louisiana Tech (1-1), 7
Jackson St. (1-1) at Southern U. (0-1), 7
Lane (0-0) at Alabama A&M (0-1), 7
Missouri St. (0-1) at UT Martin (0-1), 7
Morehead St. (1-0) at Mercer (1-1), 7
Jacksonville St. (2-0) at Coastal Carolina (0-1), 7
NC Central (1-0) at NC A&T (0-1), 7
Barton (0-0) at Davidson (0-1), 7
McNeese St. (0-1) at Florida (0-1), 7:30
Grambling St. (0-1) at LSU (0-1), 7:30
Arizona (1-0) at Mississippi St. (1-0), 7:30
Furman (1-0) at South Carolina (0-1), 7:30
Lamar (0-1) at Louisiana-Monroe (1-0), 8
Southern Miss. (1-0) at Florida St. (1-0), 8:30

MIDWEST

Troy (1-0) at Kansas St. (1-0), noon
Youngstown St. (1-0) at Ohio St. (1-0), noon
Central St. (Ohio) (1-0) at Dayton (0-1), 1
Taylor (0-0) at Butler (0-1), 1
New Hampshire (1-0) at Cent. Michigan (0-1), 1:30
E. Illinois (1-0) at Bowling Green (0-1), 2
St. Thomas (Minn.) (1-0) at South Dakota (0-1), 2
Maine (0-1) at N. Dakota St. (1-0), 3:30
UTEP (1-1) at Northwestern (0-1), 3:30
UNLV (1-0) at Michigan (1-0), 3:30
Richmond (0-1) at Michigan St. (1-0), 3:30
S. Illinois (1-0) at N. Illinois (1-0), 3:30
Texas Southern (0-1) at Toledo (0-1), 3:30
Iowa (1-0) at Iowa St. (1-0), 3:30
Illinois St. (1-0) at W. Illinois (0-1), 4
N. Arizona (0-1) at North Dakota (1-0), 4
Weber St. (1-0) at N. Iowa (0-1), 5
Morgan St. (1-0) at Akron (0-1), 6
Valparaiso (0-1) at Indiana Wesleyan (0-0), 6
Middle Tennessee (0-1) at Missouri (1-0), 7
Northwestern (IA) (0-0) at Drake (0-1), 7
Montana St. (1-0) at S. Dakota St. (1-0), 7
E. Michigan (1-0) at Minnesota (1-0), 7:30

SOUTHWEST

Utah (1-0) at Baylor (0-1), noon
Texas State (1-0) at UTSA (0-1), 3:30
Kent St. (0-1) at Arkansas (1-0), 4
SMU (1-0) at Oklahoma (1-0), 6
Alcorn St. (0-1) at Stephen F. Austin (0-1), 7
Memphis (1-0) at Arkansas St. (0-1), 7
Oregon (1-0) at Texas Tech (0-1), 7
Houston (1-0) at Rice (0-1), 7
Texas College (0-0) at Cent. Arkansas (0-1), 7
North Alabama (1-1) at Tarleton St. (1-0), 7
Abilene Christian (1-0) at Prairie View (1-0), 7
Nicholls (0-1) at TCU (0-1), 8
Sam Houston St. (0-1) vs. Air Force (1-0) at Houston, 8

WEST

Nebraska (0-1) at Colorado (1-0), noon
S. Utah (0-1) at BYU (1-0), 3
Incarnate Word (0-1) at N. Colorado (0-1), 4
Portland St. (0-1) at Wyoming (1-0), 4
Colorado Mesa (0-0) at San Diego (0-1), 4
Cal Poly (1-0) at San Jose St. (0-2), 4
Tulsa (1-0) at Washington (1-0), 5
UCF (1-0) at Boise St. (0-1), 7
Idaho (1-0) at Nevada (0-1), 7
UCLA (1-0) at San Diego St. (2-0), 7:30
Wisconsin (1-0) at Washington St. (1-0), 7:30
Idaho St. (0-1) at Utah St. (0-1), 8
Tennessee Tech (0-1) at New Mexico (0-1), 8
Montana (1-0) at Utah Tech (0-1), 9
E. Washington (0-1) at Fresno St. (1-0), 9
UC Davis (1-0) at Oregon St. (1-0), 9
Auburn (1-0) at California (1-0), 10:30
Oklahoma St. (1-0) at Arizona St. (1-0), 10:30
Stanford (1-0) at Southern Cal (2-0), 10:30

SUNDAY'S GAME

Albany (N.Y.) (1-1) at Hawaii (0-2), 12 a.m.

PRO BASKETBALL

WNBA

EAST	W	L	Pct	GB
y-New York	31	7	.816	—
y-Connecticut	26	12	.684	5
Washington	18	20	.474	13
Atlanta	17	20	.459	13½
Chicago	16	22	.421	15
Indiana	12	26	.316	19
WEST	**W**	**L**	**Pct**	**GB**
y-Las Vegas	32	6	.842	—
y-Dallas	20	18	.526	12
y-Minnesota	19	19	.500	13
Los Angeles	16	22	.421	16
Seattle	11	26	.297	20½
Phoenix	9	29	.237	23

y-Clinched playoff spot

MONDAY'S RESULTS
No games scheduled.

TUESDAY'S RESULTS
Washington 100, Phoenix 77
Chicago 96, Indiana 69
Connecticut 90, Los Angeles 76
New York 94, Dallas 93

WEDNESDAY'S GAME
Seattle at Atlanta, 7

THURSDAY'S GAME
Los Angeles at New York, 7

FRIDAY'S GAMES
Atlanta at Washington, 7
Indiana at Connecticut, 7
Minnesota at Chicago, 8
Seattle at Dallas, 8
Las Vegas at Phoenix, 10

Mystics 100, Mercury 77

Washington	**31**	**19**	**20**	**30**	**— 100**
Phoenix	**18**	**15**	**17**	**27**	**— 77**

WASHINGTON	MIN	FG	FT	O-T	A	PF	PTS
Sykes	31:27	8-15	0-0	0-4	4	3	18
Walker-Kimbrough	33:43	7-7	0-0	0-2	1	0	17
Hines-Allen	20:38	2-8	0-0	0-8	8	2	4
Cloud	32:30	6-8	5-5	0-5	10	2	20
Delle Donne	23:47	9-15	4-4	0-4	0	1	24
Hawkins	23:29	1-3	0-0	1-2	1	3	2
Meng	21:45	4-6	0-0	0-0	2	0	11
Egbo	12:39	1-5	2-2	0-4	0	4	4
TOTALS	**200**	**38-67**	**11-11**	**1-29**	**26**	**15**	**100**

Percentages: FG .567, FT 1.000. **3-Point Goals:** 13-23, .565 (Walker-Kimbrough 3-3, Cloud 3-4, Meng 3-5, Delle Donne 2-2, Sykes 2-5, Hawkins 0-2, Hines-Allen 0-2). **Team Rebounds:** 3. **Team Turnovers:** None. **Blocked Shots:** 4 (Hawkins 2, Meng, Walker-Kimbrough). **Turnovers:** 7 (Cloud 3, Walker-Kimbrough 2, Hawkins, Meng). **Steals:** 6 (Sykes 2, Delle Donne, Egbo, Hines-Allen, Walker-Kimbrough). **Technical Fouls:** None.

PHOENIX	MIN	FG	FT	O-T	A	PF	PTS
Onyenwere	28:00	6-8	7-7	2-3	1	1	19
Turner	24:24	1-2	0-2	1-7	0	0	2
Griner	21:16	6-13	4-5	0-2	5	3	16
Jefferson	27:20	4-12	0-0	0-4	5	0	11
Sutton	34:09	2-8	2-4	0-2	7	1	6
Joens	30:31	3-8	0-0	0-3	0	3	8
Gustafson	18:44	6-9	0-0	3-7	3	2	13
Sissoko	15:36	1-5	0-0	1-3	1	2	2
TOTALS	**200**	**29-65**	**13-18**	**7-31**	**22**	**12**	**77**

Percentages: FG .446, FT .722. **3-Point Goals:** 6-17, .353 (Jefferson 3-5, Joens 2-5, Gustafson 1-2, Onyenwere 0-1, Sutton 0-1, Sissoko 0-3). **Team Rebounds:** 7. **Team Turnovers:** 1. **Blocked Shots:** 1 (Gustafson). **Turnovers:** 12 (Griner 3, Sutton 3, Jefferson 2, Turner 2, Gustafson, Sissoko). **Steals:** 4 (Onyenwere 2, Joens, Sutton). **Technical Fouls:** None.
A: 7,038 (18,422).

Sun 90, Sparks 76

LOS ANGELES	**20**	**16**	**26**	**14**	**— 76**
CONNECTICUT	**26**	**23**	**21**	**20**	**— 90**

LOS ANGELES: Burrell 5-9 0-0 13, Hamby 6-14 6-6 18, Stevens 6-18 2-2 18, Canada 2-5 6-7 10, Clarendon 4-7 4-4 13, Cooke 0-2 0-2 0, J.Thomas 1-3 0-0 2, Westbrook 1-2 0-0 2. **Totals** 25-60 18-21 76.

CONNECTICUT: Allen 2-7 0-0 5, Bonner 10-18 2-2 25, A.Thomas 11-14 5-7 27, Hayes 4-7 4-4 13, Hiedeman 1-6 0-0 3, Nelson-Ododa 2-5 3-3 7, Harris 4-10 0-0 10, Lei.Brown 0-0 0-0 0. **Totals** 34-67 14-16 90.

Three-point Goals: Los Angeles 8-19 (Stevens 4-6, Burrell 3-6, Clarendon 1-2, Cooke 0-1, J.Thomas 0-1, Westbrook 0-1, Hamby 0-2), Connecticut 8-21 (Bonner 3-8, Harris 2-6, Allen 1-1, Hayes 1-2, Hiedeman 1-4). **Fouled Out:** None. **Rebounds:** Los Angeles 25 (Stevens 11), Connecticut 32 (A.Thomas 12). **Assists:** Los Angeles 17 (Canada 8), Connecticut 22 (A.Thomas 14). **Total Fouls:** Los Angeles 20, Connecticut 16. **A:** 4,783 (9,323)

Sky 96, Fever 69

CHICAGO	**18**	**31**	**27**	**20**	**— 96**
INDIANA	**9**	**25**	**15**	**20**	**— 69**

CHICAGO: A.Smith 2-4 0-0 4, Copper 9-13 3-3 25, E.Williams 1-4 0-0 2, C.Williams 7-11 0-0 17, Mabrey 7-15 2-2 17, Bertsch 0-1 0-0 0, Hebard 3-5 1-2 7, Koné 2-2 0-0 6, Parks 4-9 0-0 11, Soule 1-3 0-0 2, Evans 2-10 0-0 5. **Totals** 38-77 6-7 96.

INDIANA: N.Smith 6-15 3-5 16, Vivians 2-8 1-2 6, Boston 2-5 2-4 6, Mitchell 4-7 1-1 10, Wheeler 3-5 0-0 6, Cannon 2-6 5-6 10, Saxton 1-1 0-0 2, Zahui B 1-2 0-0 3, Berger 1-6 2-2 4, Caldwell 2-5 2-2 6. **Totals** 24-60 16-22 69.

Three-point Goals: Chicago 14-32 (Copper 4-6, C.Williams 3-5, Parks 3-7, Koné 2-2, Evans 1-5, Mabrey 1-5, A.Smith 0-2), Indiana 5-16 (Cannon 1-1, Zahui B 1-2, Mitchell 1-3, N.Smith 1-3, Vivians 1-5, Caldwell 0-2). **Fouled Out:** None. **Rebounds:** Chicago 35 (C.Williams 8), Indiana 31 (N.Smith 7). **Assists:** Chicago 25 (Mabrey 6), Indiana 17 (Berger 6). **Total Fouls:** Chicago 20, Indiana 11. **A:** 2,450 (20,000)

Liberty 94, Wings 93

NEW YORK	**26**	**27**	**23**	**18**	**— 94**
DALLAS	**30**	**21**	**20**	**22**	**— 93**

NEW YORK: Laney 7-15 6-6 22, Stewart 14-25 9-13 40, Jones 3-7 1-2 7, Ionescu 1-5 2-2 5, Vandersloot 7-13 0-0 16, Thornton 1-4 0-0 2, Willoughby 0-0 0-0 0, Dolson 1-1 0-0 2, Johannès 0-2 0-0 0. **Totals** 34-72 18-23 94.

DALLAS: Howard 7-12 0-0 14, S.Sabally 11-19 4-5 27, Kuier 2-3 1-1 5, Dangerfield 4-14 4-4 12, Ogunbowale 6-15 4-4 19, Siegrist 0-1 1-2 1, Brown 2-4 0-0 4, McCowan 5-8 1-2 11, Burton 0-0 0-0 0, Sims 0-0 0-0 0. **Totals** 37-76 15-18 93.

Three-point Goals: New York 8-26 (Stewart 3-7, Laney 2-5, Vandersloot 2-5, Ionescu 1-5, Johannès 0-1, Jones 0-1, Thornton 0-2), Dallas 4-19 (Ogunbowale 3-8, S.Sabally 1-4, Kuier 0-1, Howard 0-2, Dangerfield 0-4). **Fouled Out:** None. **Rebounds:** New York 32 (Stewart 10), Dallas 37 (McCowan 12). **Assists:** New York 26 (Vandersloot 10), Dallas 24 (Dangerfield, Howard, Ogunbowale 5). **Total Fouls:** New York 13, Dallas 21. **A:** 4,195 (7,000)

GOLF

World Golf Ranking

Through Monday

1. ...	Scottie Scheffler	11.66
2. ...	Rory McIlroy	11.07
3. ...	Jon Rahm	9.57
4. ...	Viktor Hovland	7.67
5. ...	Patrick Cantlay	7.47
6. ...	Xander Schauffele	6.78
7. ...	Max Homa	5.39
8. ...	Matt Fitzpatrick	5.23
9. ...	Brian Harman	5.07
10. .	Wyndham Clark	4.92
11. .	Cameron Smith	4.50
12. .	Jordan Spieth	4.41
13. .	Tyrrell Hatton	4.30
14. .	Tommy Fleetwood	4.19
15. .	Brooks Koepka	4.19
16. .	Keegan Bradley	4.11
17. .	Cameron Young	4.10
18. .	Tom Kim	4.07
19. .	Collin Morikawa	3.99
20. .	Sam Burns	3.92
21. .	Tony Finau	3.89
22. .	Jason Day	3.70
23. .	Sepp Straka	3.69
24. .	Will Zalatoris	3.60
25. .	Justin Thomas	3.56
26. .	Rickie Fowler	3.54
27. .	Sungjae Im	3.48
28. .	Russell Henley	3.40
29. .	Kurt Kitayama	3.10
30. .	Lucas Glover	3.02
31. .	Corey Conners	2.91
32. .	Denny McCarthy	2.74
33. .	Emiliano Grillo	2.74
34. .	Justin Rose	2.72
35. .	Hideki Matsuyama	2.71
36. .	Sahith Theegala	2.69
37. .	Shane Lowry	2.67
38. .	Si Woo Kim	2.60
39. .	Harris English	2.54
40. .	Adam Scott	2.37
41. .	Adam Schenk	2.37
42. .	J.T. Poston	2.37
43. .	Chris Kirk	2.23
44. .	Taylor Moore	2.19
45. .	Nick Taylor	2.17
46. .	Ryan Fox	2.16
47. .	Tom Hoge	2.14
48. .	Billy Horschel	2.10
49. .	Cameron Davis	2.09
50. .	Min Woo Lee	2.06

TENNIS

U.S. Open

At USTA Billie Jean King National Tennis Center
In New York
Purse: $44,700,000
Surface: Hardcourt outdoor

MEN'S SINGLES — QUARTERFINALS

Novak Djokovic (2), Serbia, def. Taylor Fritz (9), United States, 6-1, 6-4, 6-4.

WOMEN'S SINGLES — QUARTERFINALS

Coco Gauff (6), United States, def. Jelena Ostapenko (20), Latvia, 6-0, 6-2; Karolina Muchova (10), Czech Republic, def. Sorana Cirstea (30), Romania, 6-0, 6-3.

MEN'S DOUBLES — QUARTERFINALS

Nicolas Mahut and Pierre-Hugues Herbert, France, def. Albano Olivetti, France, and Robert Galloway, United States, 7-5, 6-4; Rajeev Ram, United States, and Joe Salisbury (3), Britain, def. Maximo Gonzalez and Andres Molteni (5), Argentina, 6-4, 6-3; Ivan Dodig, Croatia, and Austin Krajicek (2), United States, def. Hugo Nys, Monaco, and Jan Zielinski (9), Poland, 6-4, 2-6, 6-3; Rohan Bopanna, India, and Matthew Ebden (6), Australia, def. Nathaniel Lammons and Jackson Withrow (15), United States, 7-6 (12-10), 6-1.

WOMEN'S DOUBLES — QUARTERFINALS

Jennifer Brady, United States, and Luisa Stefani, Brazil, def. Magda Linette, Poland, and Bernarda Pera, United States, 7-6 (7-1), 3-6, 6-3; Gabriela Dabrowski, Canada, and Erin Routliffe (16), New Zealand, def. Taylor Townsend, United States, and Leylah Annie Fernandez (6), Canada, 2-6, 6-3, 7-6 (10-8).

MIXED DOUBLES — QUARTERFINALS

Mate Pavic, Croatia, and Ena Shibahara, Japan, def. Santiago Gonzalez, Mexico, and Barbora Strycova, Czech Republic, 6-4, 7-6 (6); Austin Krajicek and Jessica Pegula (1), United States, def. Jean-Julien Rojer, Netherlands, and Ellen Perez (5), Australia, 6-4, 3-6, 10-8.

HIGH SCHOOLS

VOLLEYBALL

Maryland
Broadneck def. Huntingtown 3-1 (19-25, 25-9, 25-23, 25-14)
Glenelg def. Hammond 3-0 (25-3, 25-7, 25-11)
Mount Hebron def. Marriotts Ridge 3-0 (25-10, 25-23, 25-20)
Severna Park def. Archbishop Spalding 3-0
Virginia
Brentsville def. Manassas Park 3-2
Briar Woods def. Woodgrove 3-0 (25-23, 25-21, 25-14)
Chantilly def. West Springfield 3-0 (28-26, 25-10, 25-20)
Fairfax def. Centreville 3-1 (17-25, 25-18, 25-17, 25-19)
Forest Park def. Gar-Field 3-0 (25-7, 25-12, 25-14)
James Madison def. South Lakes 3-0
Potomac (Va.) def. Hylton 3-2
Riverside def. Broad Run 3-0 (27-25, 25-13, 25-19)
Stone Bridge def. Loudoun Valley 3-1 (25-19, 25-22, 16-25, 25-21)
Tuscarora def. Park View 3-0 (25-10, 25-9, 25-9)
Woodbridge def. Freedom-Woodbridge 3-0 (25-4, 25-14, 25-9)
Private
Grace Christian def. Regents 3-0 (26-24, 25-21, 25-20)
St. Mary's Ryken def. Episcopal 3-1 (25-19, 22-25, 25-21, 25-19)
Wakefield def. Westfield 3-1

BOYS' SOCCER

Maryland
Churchill 1, Oakdale 0
Private
Grace Christian 4, Timberlake Christian 0
Landon 2, Washington International 0
Trinity Christian 5, Eastern Mennonite 0

GIRLS' SOCCER

Maryland
Northern 6, Southern 0
Northwest 6, Einstein 1
Wootton 2, Poolesville 0

FIELD HOCKEY

Maryland
Chesapeake 5, North County 0
Whitman 2, Blair 0
Virginia
Battlefield 7, Osbourn Park 0
Centreville 1, Chantilly 0
Hylton 2, Potomac (Va.) 0
Independence 6, Loudoun County 1
Oakton 3, James Madison 0
South County 1, Mount Vernon 0
Yorktown 6, Hayfield 0
Private
Wakefield 5, Lewis 0

SOCCER

MLS

EAST	W	L	T	Pts	GF	GA
Cincinnati	17	4	6	57	44	30
New England	13	5	8	47	45	31
Orlando City	13	6	8	47	41	31
Philadelphia	14	8	4	46	47	31
Columbus	13	8	6	45	54	37
Atlanta	11	8	9	42	51	43
Nashville	11	9	7	40	32	27
CF Montréal	11	14	2	35	28	40
D.C. United	9	12	6	33	37	38
Chicago	8	11	8	32	32	42
Charlotte FC	7	9	10	31	34	43
New York City FC	6	10	12	30	28	36
New York	7	12	8	29	24	33
Inter Miami CF	7	14	4	25	27	37
Toronto FC	4	13	10	22	23	39
WEST	**W**	**L**	**T**	**Pts**	**GF**	**GA**
St. Louis City SC	15	10	2	47	53	35
Seattle	11	9	8	41	34	29
Los Angeles FC	11	8	7	40	40	30
Real Salt Lake	11	9	7	40	38	39
Houston	11	10	6	39	36	31
Vancouver	10	8	8	38	43	36
Minnesota United	9	8	9	36	33	32
San Jose	9	9	9	36	32	36
FC Dallas	9	10	7	34	29	30
Austin FC	9	12	6	33	38	43
Sporting KC	8	11	8	32	36	37
Portland	7	11	9	30	32	44
LA Galaxy	7	10	8	29	31	39
Colorado	3	13	10	19	16	39

WEDNESDAY'S RESULTS
Cincinnati 2, Atlanta 1
Orlando City 1, Charlotte FC 1
Nashville 0, Miami 0
New England 1, New York 0
New York City FC 2, CF Montréal 0
Toronto FC 3, Philadelphia 1
Seattle 2, Austin FC 1
Vancouver 1, Chicago 0
Houston 2, Columbus 0
Minnesota 3, Colorado 0
St. Louis City SC 2, FC Dallas 1
Portland 2, Real Salt Lake 1
LA Galaxy 3, San Jose 2

SATURDAY'S RESULTS
D.C. United 4, Chicago 0
Vancouver 1, New York City FC 1
Orlando City 1, Cincinnati 0
Columbus 4, CF Montréal 2
Austin FC 2, New England 2
Atlanta 2, FC Dallas 2
Sporting KC 2, St. Louis City SC 1
Charlotte FC 1, Nashville 1
Real Salt Lake 2, Colorado 0
Houston 0, LA Galaxy 0
Minnesota 1, San Jose 1
Portland 2, Seattle 2

SUNDAY'S RESULTS
Philadelphia 4, New York 1
Miami 3, Los Angeles FC 1

SATURDAY'S MATCHES
San Jose at D.C. United, 7:30
Sporting KC at Miami, 7:30
New England at Minnesota, 8:30
Los Angeles FC at Portland, 10:30

SUNDAY'S MATCH
St. Louis City SC at LA Galaxy, 8

NWSL

	W	L	T	Pts	GF	GA
San Diego	9	6	3	30	26	20
Portland	8	5	5	29	38	25
North Carolina	8	6	4	28	26	19
OL Reign	8	7	3	27	25	21
Gotham FC	7	5	6	27	21	19
Washington	6	4	8	26	24	25
Louisville	5	4	9	24	22	18
Angel City	6	6	6	24	22	25
Orlando	7	10	1	22	21	24
Houston	4	6	8	20	12	15
Chicago	6	10	2	20	22	39
Kansas City	6	11	1	19	19	28

FRIDAY'S RESULT
Angel City 1, Kansas City 0

SATURDAY'S RESULTS
Gotham FC 3, North Carolina 3
Louisville 2, Portland 1

SUNDAY'S RESULTS
Chicago 2, Washington 0
OL Reign 1, Orlando 0
San Diego 1, Houston 0

FRIDAY'S MATCH
Houston at Louisville, 7:30

SATURDAY'S MATCHES
Washington at Gotham FC, 7:30
Kansas City at San Diego, 10
OL Reign at Portland, 10:30

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815 Legal Notices

Notice is hereby given that the following named company at the address listed herewith has made application to engage in the business of loaning money for the license year ending December 31, 2023 as provided by the Act of Congress, approved February 14, 1913. Anyone desiring to protest against the issuance of this license should do so in writing to the Commissioner of the Department of Insurance, Securities and Banking, 1050 First Street, NE, Suite 801, Washington, DC 20002, in the manner prescribed by said Act: See DC Code Title 26, Chapter 9 and 16 DCMR 2.

Z Loan Services LLC
100 W Broadway,
WeWork Ste 147
Long Beach, CA 90802

NOTICE OF RECEIVER'S SALE OF BUSINESS ASSETS

Gray & Associates, LLC is the Court-Appointed Receiver ("Receiver") for CMS Holdings Group, LLC, CMS Processing, LLC and Merchant Portfolio Management Services, LLC and certain subsidiaries and affiliates (the "Companies") in the Circuit Court for Montgomery County, Maryland. The Receiver has entered into an Asset Purchase Agreement for the sale of substantially all assets of the Companies, and for the assumption and assignment of certain contracts and leases to the proposed buyer ("Proposed Sale"). The Proposed Sale is subject to approval by the Circuit Court and is subject to competing bids.
The Companies are engaged in the business of selling and servicing payment processing products and services for merchants through the brand "Clarus Merchant Services" (the "Business"). The Proposed Sale includes the assignment of rights under various reseller and marketing agreements with merchant processing providers (the "Referral Agreements") and the underlying recurring commission revenue derived from merchant accounts that were referred under the Referral Agreements. The Proposed Sale also includes certain other contracts and leases integral to the Business.
The purchase price for the Proposed Sale is a minimum of $28,700,000, subject to certain adjustments, and the purchase is not subject to any financing or funding contingencies of any kind. The deadline for submitting a competing bid to the Receiver is September 11, 2023. To qualify as a competing bid, the bidder must increase the minimum purchase price by at least $2,000,000 (i.e., to $30,700,000) and submit a cash deposit of $500,000. Certain terms and deadlines (including the deadline for submission of competing bids) are subject to change and other terms and conditions apply. For further information regarding the Proposed Sale or for information regarding the requirements for submission of a competing bid, contact the Receiver at: CMS-AssetSale@grayassoc.com.

815 Legal Notices

IN THE DISTRICT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

COUNCIL OF UNIT OWNERS OF TREETOP CONDOMINIUM
Plaintiff,

v.

BUCKMON, GEORGE E.
Defendant.

Case No.: 0502-0018322-2017

NOTICE OF SALE
In the matter of Council of Unit Owners of Treetop Condominium v. George E. Buckmon, Case No 0502-0018322-2017. Notice is hereby given this **9TH day of AUGUST, 2023** by the District Court of Maryland for Prince George's County, that the sale of the property, **10101 Prince Place, Unit 202, Upper Marlboro, Maryland 20774**, made and reported by Prince George's County Sheriff's Department, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the **8TH day of OCTOBER, 2023**; provided, however, that a copy of this NOTICE OF SALE be inserted in some newspaper published in said County once in each of three successive weeks before the **8TH day of SEPTEMBER, 2023**. The report states the amount of sale to be **$36,903.83**, as of April 19, 2023.

Judge, District Court of Maryland for Prince George's County

851 Prince Georges County

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY

HUNTLEY SQUARE CONDOMINIUM
Plaintiff,

V.

KIMBERLY A. GORDON
Defendant.

Case No.: CAEF19-05595

NOTICE OF SALE
Notice is hereby given this **18 day of August, 2023** by the Circuit Court of Maryland for Prince George's County, that the sale of the property, **3332 Huntley Square Drive, Unit T2, Temple Hills, Maryland 20748**, made and reported by Craig B. Zaller, Sean E. Suhar, and John E. Tsikerdanos, Trustees, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the **18 day of September, 2023**, provided, however, that a copy of this NOTICE OF SALE be inserted in some newspaper published in said County once in each of three successive weeks before the **18 day of September, 2023**. The report states the amount of saie to be **$40,000.00**, **as of July 20, 2023**.

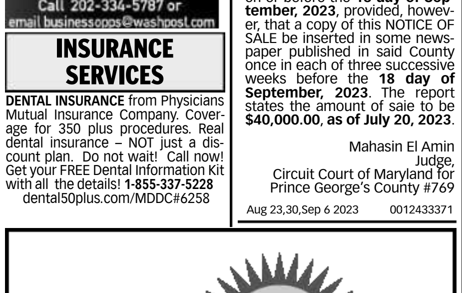
Mahasin El Amin
Judge,
Circuit Court of Maryland for Prince George's County #769

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840 Trustees Sale - DC

Pardo & Drazin, LLC
Russell S. Drazin, Attorney
4400 Jenifer Street, NW, Suite 2
Washington, DC 20015
202-223-7900

SUBSTITUTE TRUSTEE'S SALE OF REAL PROPERTY
[no street number] 49th Street, NE
Washington, DC 20019
Lot 0055 in Square 5178

Under a power of sale contained in a certain Deed of Trust, Assignment of Rents and Security Agreement ("Deed of Trust") dated June 28, 2019 and recorded on July 30, 2019 as Instrument No. 2019079931, from Reno 809 LLC, as grantor, to Steven M. Sushner, as trustee, for the benefit of Rainman Capital LLC, as beneficiary, securing that certain Commercial Balloon Promissory Note dated June 28, 2019 in the principal amount of $55,000.00, default having occurred under the terms thereof, and following the mailing and recordation of a Deed of Appointment of Substitute Trustee removing Steven M. Sushner as trustee and appointing Russell S. Drazin ("Substitute Trustee") as successor trustee, an Affidavit of Non-Residential Mortgage Foreclosure, and a Notice of Foreclosure Sale of Real Property or Condominium Unit, at the request of the current noteholder, Substitute Trustee will sell at public auction at the office
of Harvey West Auctioneers, Inc., 5335 Wisconsin Avenue, NW, Suite 440, Washington, DC
20015, on

SEPTEMBER 12, 2023 AT 2:20 PM

ALL THAT LOT OF GROUND AND THE IMPROVEMENTS THEREON (if any) situated in the City of Washington, District of Columbia, known as [no street number] 49th Street, NE, Washington, DC 20019 (Lot 0055 in Square 5178), and more fully described in the Deed of Trust.
The property will be sold in an "AS IS" condition, with no warranty of any kind, and subject to conditions, restrictions, agreements, liens, and encumbrances of record affecting the same - except those encumbrances of record that are extinguished by operation of District of Columbia law by virtue of the foreclosure of the Deed of Trust.
Purchaser will take title to the property subject to all taxes, water and sewer charges, and other utility charges, if any. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser shall be responsible for obtaining physical possession of the property.
TERMS OF SALE: A deposit of $15,000.00 by cashier's check will be required of
purchaser at the time and place of sale. Purchaser shall settle within thirty (30) days of sale.

TIME SHALL BE OF THE ESSENCE WITH RESPECT TO SETTLEMENT BY
PURCHASER. Balance of the purchase price to be paid in cash or certified funds at settlement. Interest to be paid on the unpaid purchase money from the date of sale to the date of settlement at the applicable interest rate set forth in the debt instrument secured by the Deed of Trust.
Purchaser shall be responsible for payment of all settlement costs.
The noteholder and its affiliates, if a bidder, shall not be required to post a deposit or to pay interest.
In the event that purchaser does not settle as required for any reason, purchaser shall be in default. Upon such default, the deposit shall be forfeited to Substitute Trustee and all of the expenses of this sale (including legal fees and costs, and full commission on the gross sale price) shall be charged against and paid out of the forfeited deposit. Substitute Trustee may resell the property at the risk and expense of the defaulting purchaser. The defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. Defaulting purchaser shall be liable to Substitute Trustee for legal fees and costs incurred by Substitute Trustee in connection with such default.
If Substitute Trustee is unable to settle as set forth herein, purchasers sole remedy at law and in equity shall be limited to a refund of the deposit and the sale shall be considered null and void and of no effect whatsoever.
Substitute Trustee reserves the right, in Substitute Trustee's sole discretion, to reject any and all bids, to withdraw the property from sale at any time before or at the auction, to extend the time to receive bids, to waive or modify the deposit requirement, to waive or modify the requirement that interest be paid on the unpaid purchase money, and/or to extend the period of
time for settlement.
Additional terms may be announced at the sale. The successful bidder will be required to execute and deliver to Substitute Trustee a memorandum or contract of the sale at the conclusion of bidding.

Russell S. Drazin, Substitute Trustee

HARVEY WEST AUCTIONEERS, INC.
5335 Wisconsin Ave., NW, Ste 440
Washington, DC 20015
202-483-4567
www.hwestauctions.com

Aug 29,31,Sep 4,6,8 2023 0012432659

852 Anne Arundel County

IN THE CIRCUIT COURT FOR ANNE ARUNDEL COUNTY

William M. Savage, et al.
Substitute Trustees

Versus

James W. Brumfield, Jr A/K/A
James W Brumfield, Jr.
Defendant

NO. C-02-CV-23-000746

NOTICE
Notice is hereby issued this Wednesday, August 23, 2023 that the sale of the property in the proceedings mentioned, made and reported by William M. Savage, Substitute Trustees
BE RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of September 2023 next; provided, a copy of this Notice be inserted in some newspaper published in Anne Arundel County, once in each of three successive weeks before the 22nd day of September 2023 next. The report states that the amount of sale of the property at **8041 GEORGIA COURT, SEVERN, MD 21144** to be **$467,500.00**.

Scott A. Poyer
Circuit Court For
Anne Arundel County,
Maryland

Aug 30,Sep 6,13 2023 0012433608

852 Anne Arundel County

IN THE CIRCUIT COURT FOR ANNE ARUNDEL COUNTY

William M. Savage, et al.
Substitute Trustees

Versus

Randy N. McMillan
Suk Chon McMillan
Defendant

NO. C-02-CV-23-000185

NOTICE
Notice is hereby issued this Wednesday, August 23, 2023 that the sale of the property in the proceedings mentioned, made and reported by William M. Savage, Substitute Trustees
BE RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of September 2023 next; provided, a copy of this Notice be inserted in some newspaper published in Anne Arundel County, once in each of three successive weeks before the 22nd day of September 2023 next. The report states that the amount of sale of the property at **8301 BRIGHT SUN WAY, MILLERSVILLE, MD 21108** to be $354,000.00.

Scott A. Poyer
Circuit Court For
Anne Arundel County,
Maryland

Aug 30,Sep 6,13 2023 0012433610

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840 Trustees Sale - DC

Axelson, Williamowsky, Bender & Fishman, P.C.
1401 Rockville Pike, Suite 650
Rockville, Maryland 20852

COURT APPOINTED TRUSTEES' FORECLOSURE SALE OF REAL PROPERTY

CONDOMINIUM UNIT IN THE "RANDLE HEIGHTS NEIGHBORHOOD"

1907 GOOD HOPE ROAD, SE UNIT 207
WASHINGTON, D.C. 20020

In execution of the Superior Court of the District of Columbia Civil Division ("Court") Order Granting Summary Judgment in Case #2019 CA 007033 R(RP) Midfirst Bank, a Federally Chartered Savings Association v. Estate of William A. Thompson, Personal Representative, Andrea Sloan, Esquire, the undersigned Substitute Trustees will offer for sale at public auction within the offices of Alex Cooper Auctioneers, Inc., 4910 Massachusetts Avenue, NW, Suite 100, Washington, DC 20016, 202-364-0306 on

THURSDAY, SEPTEMBER 14, 2023 AT 1:35 PM

THE ABOVE-DESCRIBED PROPERTY AND IMPROVEMENTS THEREON situated in Washington, DC and more fully designated as Lot 2027 in Square 5763 in a Deed of Trust dated April 16, 2002, recorded as Instrument No. 2002046025 among the D.C. Land Records, and assigned by (i) Corporate Assignment of Deed of Trust, recorded as Instrument 2015001115 and (ii) subsequently assigned by Assignment of Deed of Trust, recorded as Instrument No. 2019033315, and described as follows:
Condominium Unit No. 207, as included in the plats "Amended Plans of Condominium Subdivision King's Court Condominiums", recorded in the Office of the Surveyor for the District of Columbia in Condominium Book 45 at Page 19, and as further defined and designated in that certain declaration recorded among the Land Records of the District of Columbia as Instrument No. 76473 and By-Laws recorded in Instrument No. 76474, as amended from time to time.
Together with any interest in the common elements and limited common elements as said condominium as set forth in said declaration.
The property will be sold by Trustees' Deed "as is" without any covenant, expressed or implied, in Fee Simple, subject to conditions, restrictions, easements, and all other recorded instruments superior to the Deed of Trust referenced above, and subject to ratification by the Court.
TERMS OF SALE: A deposit of $7,000 will be required at time of sale, in cashier's or certified check, or other form as Substitute Trustees may determine. Failure to timely tender the deposit shall constitute a material default by the purchaser. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Substitute Trustees which shall be announced at sale. The Balance of the purchase price to be paid in certified funds within thirty (30) calendar days of final ratification of the sale by the Court. TIME IS OF THE ESSENCE. If Purchaser fails to settle within the aforesaid thirty (30) calendar days of the ratification, the Purchaser agrees to pay the Substitute Trustees' reasonable attorney fees as ordered by the Court, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed with the Court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the Purchaser and as recorded on the documents executed by the Purchaser at the time of the sale. Service shall be deemed effective upon the Purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the Purchaser that actual receipt of the certified mail is not required for service to be effective. If the Purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustees and all expenses of this sale (including attorney fees and full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale, the defaulting Purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. Interest is to be paid on the unpaid purchase money at the rate of 3.875% per annum from the date of sale to the date the funds are received in the office of the Substitute Trustees. In the event that the settlement is delayed for ANY REASON WHATSOEVER, there shall be no abatement of interest. Taxes, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, to be adjusted for the current year to date of sale and assumed thereafter by the Purchaser. Purchaser shall be responsible for the costs of all transfer taxes, documentary stamps and all other costs incident to settlement. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. If the Substitute Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied for any reason, then Purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the Purchaser. The sale is subject to post sale audit by the noteholder to determine whether the borrower filed bankruptcy, entered into any repayment/forbearance agreement, reinstated, or paid off prior to the sale. In any such event the Purchaser agrees that upon notification by the Substitute Trustees of such event the sale is null and void and of no legal effect and the deposit returned without interest. Additional terms, if any, to be announced at the sale.
The Substitute Trustees, Auctioneer and Secured Party do not make any representations or warranties with respect to the accuracy of this information. For further information, please contact Jeremy K. Fishman, Esquire, at 301-738-7684.

Jeremy K. Fishman, Erica T. Davis &
Samuel D. Williamowsky
Substitute Trustees

ALEX COOPER auctioneers
4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
www.alexcooper.com

Aug 16,23,30,Sep 6 2023 L0011287


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840 Trustees Sale - DC

COHN, GOLDBERG & DEUTSCH, LLC
ATTORNEYS AT LAW
1099 WINTERSON ROAD
SUITE 301
LINTHICUM HEIGHTS, MARYLAND 21090

TRUSTEES' FORECLOSURE SALE OF IMPROVED REAL PROPERTY

1200 Potomac Street NW, T5,
Washington, DC 20007

The undersigned Trustees will sell at public auction at Alex Cooper's Auctioneers, 4910 Massachusetts Avenue N.W. Suite 100, Washington, DC 20016, on

September 14, 2023 AT 2:00 P.M.

THE ABOVE-DESCRIBED PROPERTY AND IMPROVEMENTS THEREON situated in Washington, DC and more fully described in a Deed of Trust from 1200 Potomac NW LLC, dated August 4, 2022, recorded in the Office of the Recorder of Deeds for the District of Columbia at Instrument Number 2022085175 on August 12, 2022 with an original principal balance of $1,069,782.10, and an original annual interest rate of 10.50%, with a default rate of 23% per annum, default having occurred under the terms thereof.
Part of Lot 41 in Square 1206 in a subdivision made by M & Potomac Street Associates Limited Partnership, as per plat recorded in Liber 171 at folio 149 among the Records of the Office of the Surveyor for the District of Columbia.
The part of the land being more particularly designated as Unit No. T-5 of the Eton, a Condominium, according to the Declaration of Condominium recorded April 8, 1981 as Instrument No. 11438 and By-Laws relating thereto recorded April 8, 1981 as Instrument No. 11439among the Land Records of the District of Columbia, and as per Plat of Condominium Subdivision recorded in Condominium Book No. 28 at page 18 of the Records of the Office of the Surveyor for the District of Columbia.
NOTE: At the date hereof the above-described land is designated on the Records of the Assessor of the District of Columbia for taxation and assessment purposes as Lot 2015 in Square 1206.
TOGETHER WITH all of the appurtenances incident to said Unit(s), as contained in the Declaration of Condominium.
SUBJECT, HOWEVER, to all the provisions, restrictions, easements and conditions as contained in said Declaration of Condominium and the By-Laws relating thereto.
The condominium Declaration allocates to the Condominium Unit an undivided interest (stated as a percentage) in the common elements of the Condominium (hereinafter called the "Percentage Interest"). The Percentage Interest of the Condominium Unit is set forth in the Condominium Declaration.
The improvements thereon being known as 1200 Potomac Street, NW, Unit T5, Washington, DC 20007
The property will be sold by Trustee's Deed "as is" without any covenant, expressed or implied, in fee simple subject to conditions, restrictions, easements, and all other recorded instruments superior to the Deed of Trust referenced above
TERMS OF SALE:
A deposit of the lesser of $85,000.00 or ten percent (10%) of the winning bid amount will be required at time of sale, in cash, certified check, or other form as Trustees may determine. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Trustee which shall be announced at sale. The Balance of the purchase price to be paid in cash within thirty days of the sale. At the Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity.
TIME IS OF THE ESSENCE. If purchaser fails to settle within the aforesaid thirty (30) days of the sale, the purchaser agrees to pay the Trustees' reasonable attorney fees, plus all costs incurred, if the Trustees have to resell the property. If the purchaser fails to go to settlement the deposit shall be forfeited to the Trustees and all expenses of this sale (including attorney fees and full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of a resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. Interest is to be paid on the unpaid purchase money at the rate of 23% per annum from the date of sale to the date the funds are received in the office of the Trustees. In the event that the settlement is delayed for ANY REASON WHATSOEVER, there shall be no abatement of interest. Taxes, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for the costs of all transfer taxes, documentary stamps and all other costs incident to settlement. Purchaser shall be responsible for physical possession of the property. Purchaser assumes the risk of loss from the date of sale forward. The sale is subject to post sale audit by the Mortgage holder to determine whether the borrower filed bankruptcy, entered into any repayment/forbearance agreement, reinstated or paid off prior to the sale. In any such event the Purchaser agrees that upon notification by the Trustees of such event the sale is null and void and of no legal effect and the deposit returned without interest. Additional terms may be announced at sale. CGD File #460127
Richard E. Solomon, Richard J. Rogers, Michael McKeefery, Christianna Kersey, Kevin Hildebeidel, Kyle Blackstone, and Kathleen Young, Substitute Trustees

ALEX COOPER auctioneers
4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
www.alexcooper.com

Sep 4,6,8,11,13 2023 0012432956

852 Anne Arundel County

IN THE CIRCUIT COURT FOR ANNE ARUNDEL COUNTY

Diane S. Rosenberg, et al.
Substitute Trustees

Versus

Melinda Jackson
Defendant

No. C-02-CV-23-000481

NOTICE
Notice is hereby issued this Wednesday, August 23, 2023 that the sale of the property in the proceedings mentioned, made and reported by Mark D. Meyer, Substitute Trustee
BE RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of September 2023 next; provided, a copy of this Notice be inserted in some newspaper published in Anne Arundel County, once in each of three successive weeks before the 22nd day of September 2023 next. The report states that the amount of sale of the property at **1867 EAGLE COURT, UNIT 5, SEVERN, MD 21144** to be **$179,000.00**.

Scott A. Poyer
Circuit Court For
Anne Arundel County, M.D.

Aug 30,Sep 6,13 2023 0012433605

852 Anne Arundel County

IN THE CIRCUIT COURT FOR ANNE ARUNDEL COUNTY

Diane S. Rosenberg, et al.
Substitute Trustees

Versus

Estate of James R. Briggs, et al.
Defendant

No. C-02-CV-23-000160

NOTICE
Notice is hereby issued this Wednesday, August 23, 2023 that the sale of the property in the proceedings mentioned, made and reported by Mark D. Meyer, Substitute Trustee
BE RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 21st day of September 2023 next; provided, a copy of this Notice be inserted in some newspaper published in Anne Arundel County, once in each of three successive weeks before the 21st day of September 2023 next. The report states that the amount of sale of the property at **1809 JAYBIRD COURT, SEVERN, MD 21144** to be **$184,000.00**.

Scott A. Poyer
Circuit Court For
Anne Arundel County, M.D.

Aug 30,Sep 6,13 2023 0012433603

840 Trustees Sale - DC

COHN, GOLDBERG & DEUTSCH, LLC
ATTORNEYS AT LAW
1099 WINTERSON ROAD
SUITE 301
LINTHICUM HEIGHTS, MARYLAND 21090

TRUSTEES' FORECLOSURE SALE OF IMPROVED REAL PROPERTY

5123 8th Street NW
WASHINGTON, DC 20011

The undersigned Trustees will sell at public auction at Alex Coopers Auctioneers, 4910 Massachusetts Avenue N.W. Suite 100, Washington, DC 20016, on

September 14, 2023 AT 1:58 P.M.

THE ABOVE-DESCRIBED PROPERTY AND IMPROVEMENTS THEREON situated in Washington, DC and more fully described in a Deed of Trust from Grapplers Corp., dated April 23, 2021, recorded in the Office of the Recorder of Deeds for the District of Columbia at Instrument Number 2021056977 on Apiil 27, 2021, with an original principal balance of $599,187.00, and an original interest rate of 10.0% per annum with a default rate of 25% per annum, default having occurred under the terms thereof.
The following described land and premises, situate in the District of Columbia and known and distinguished as: Lot Numbered Sixty-Eight 68, in the subdivision made by Morris Cafritz of Lots in Square Numbered 3149, as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 80 at Folio 7.
The property will be sold by Trustee's Deed "as is" without any covenant, expressed or implied, in fee simple subject to conditions, restrictions, easements, and all other recorded instruments superior to the Deed of Trust referenced above.
TERMS OF SALE:
A deposit of the lesser of $74,000.00 or ten percent (10%) of the winning bid amount will be required at time of sale, in cash, certified check, or other form as Trustees may determine. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Trustee which shall be announced at sale. The Balance of the purchase price to be paid in cash within 30 days of the sale. At the Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity.
TIME IS OF THE ESSENCE. If purchaser fails to settle within the aforesaid thirty (30) days of the sale, the purchaser agrees to pay the Trustees' reasonable attorney fees, plus all costs incurred, if the Trustees have to resell the property. If the purchaser fails to go to settlement the deposit shall be forfeited to the Trustees and all expenses of this sale (including attorney fees and full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale, the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. Interest is to be paid on the unpaid purchase money at the rate of 25% per annum from the date of sale to the date the funds are received in the office of the Trustees. In the event that the settlement is delayed for ANY REASON WHATSOEVER, there shall be no abatement of interest. Taxes, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for the costs of all transfer taxes, documentary stamps and all other costs incident to settlement. Purchaser shall be responsible for physical possession of the property. Purchaser assumes the risk of loss from the date of sale forward. The sale is subject to post sale audit by the Mortgage holder to determine whether the borrower filed bankruptcy, entered into any repayment/forbearance agreement, reinstated, or paid off prior to the sale. In any such event the Purchaser agrees that upon notification by the Trustees of such event the sale is null and void and of no legal effect and the deposit returned without interest. Additional terms may be announced at sale. CGD File #: 458042
Richard E. Solomon, Richard J. Rogers, Michael McKeefery, Christianna Kersey, Kevin Hildebeidel, Kyle Blackstone, and Kathleen Young, Substitute Trustees

ALEX COOPER auctioneers
4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
www.alexcooper.com

Sep 4,6,8,11,13 2023 0012432999

873 Prince William County

TRUSTEE'S SALE OF
13044 Scotch Heather Place,
Woodbridge, VA 22192

In execution of a Deed of Trust in the original principal amount of $463,000.00 dated March 9, 2006 recorded among the land records of the Circuit Court for **Prince William Count**y on March 17, 2006 as Instrument Number: 200603170044036, the undersigned appointed Substitute Trustee will offer for sale at public auction, at the Main entrance of the courthouse for the Circuit Court of Prince William County, 9311 Lee Ave, Manassas, VA 20110 on **October 11, 2023 at 11:30 AM** the property described in said deed of trust, located at the above address and briefly described as: THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN PRINCE WILLIAM COUNTY, VIRGINIA, DESCRIBED AS FOLLOWS, TO WIT: BEING LOT 42 OF LAND BAY E, PRINCE WILLIAM TOWN CENTER AS THE SAME IS DULY DEDICATED, PLATTED AND RECORDED AS INSTRUMENT NO. 200301280021262 AND SHOWN ON PLAT ATTACHED AS INSTRUMENT NO. 200301280021263, AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA. Tax ID: 8193-00-8875.

TERMS OF SALE: A bidder's deposit of $13,000.00 or 10% of the sale price, whichever is lower, will be required in the form of a certified or cashier's check. Cash will not be accepted as a deposit. Settlement within fifteen (15) days of sale, otherwise Trustee may forfeit deposit. Additional terms to be announced at sale. This is a communication from a debt collector. This notice is an attempt to collect on a debt and any information obtained will be used for that purpose. (Trustee # 23-006453)
Substitute Trustee: ALG Trustee, LLC C/O Orlans PC PO Box 2548, Leesburg, VA 20177 (703) 777-7101 website: www.Orlans.com The Vendor XOME.COM will be used in conjunction with this sale.

Sep 6,13 2023 L0011057

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840 Trustees Sale - DC | 840 Trustees Sale - DC

Offit Kurman
Attorneys at Law
7501 Wisconsin Avenue, Suite 1000W
Bethesda, Maryland 20814

SUBSTITUTE TRUSTEES' SALE OF END UNIT BRICK ROWHOUSE KNOWN AS 1343 RANDOLPH STREET, NW, WASHINGTON, D.C. 20011

By virtue of a certain Commercial Deed of Trust, Assignment of Rents and Security Agreement dated July 28, 2021 (the "Deed of Trust") duly recorded August 5, 2021 as Instrument No. 2021105934 among the Land Records of the District of Columbia (the "Land Records") and subsequently modified by a certain Modification of Deed of Trust dated July 19, 2022 and duly recorded August 3, 2022 as Instrument No. 2022082377 (as modified, the "Deed of Trust") and in accordance with Public Law 90-566 notice recorded among the Land Record as Instrument No. 2023065968, a default having occurred in the payment of the indebtedness secured thereby and the covenants contained therein, and at the request of the party secured thereby (the "Noteholder"), the undersigned Substitute Trustees, will sell, at public auction, within the office of ALEX COOPER AUCTIONEERS, INC., 4910 MASSACHUSETTS AVENUE, N.W., SUITE 100, WASHINGTON, D.C. 20016 on

THURSDAY, SEPTEMBER 14, 2023 AT 2:42 PM

the following described land and premises.
All that piece or parcel of land, together with improvements, rights, privileges, and appurtenances to the same belonging, situated in the District of Columbia, and is described as follows:
The West 27.74 feet front on Randolph Street by the full depth thereof of Lot 100 in Square 2824, in a subdivision made by Jacob S. Gruver and others, as per plat recorded in Liber No. 65, folio 30 of the Records of the Office of the Surveyor for the District of Columbia.
Parcel ID: 2824-0820
As of the date hereof, the above-described land is designated on the Records of the Assessor for the District of Columbia for assessment and taxation purposes as Lot numbered 820, in Square numbered 2824.
Also known as 1343 Randolph Street, NW, Washington, D.C. 20011
TOGETHER WITH any and all buildings, structures, improvements or appurtenances now erected on the above-described land, including, without limitation, all equipment, apparatus, machinery and fixtures of any kind or character forming a part of said buildings, structures, improvements or appurtenances, and any furniture, furnishings, equipment, machinery and other personal property owned and located in, upon or about the above-described land and any buildings thereon all as more particularly described in the aforesaid Deed of Trust (the "Property").
TERMS OF SALE: ALL CASH. The Property will be offered as an entirety only. The bid which yields the highest price for the Property will be accepted by the Substitute Trustees (unless the sale is postponed or cancelled) and all bids will be provisional until acceptance. Notwithstanding the foregoing, the Substitute Trustees absolutely reserve the right to postpone the sale and/or cancel the sale at any time until the auctioneer announces that the Property is "sold" and the deposit in the required amount and form is received by the Substitute Trustees. A deposit in the amount of $50,000.00 will be required at the time of sale. Such deposit must be by cashier's check or certified check or in such other form as the Substitute Trustees may determine in their sole discretion. The deposit must be increased to 10% of the winning bid amount and delivered to the Substitute Trustees within one business day after the consummation of the sale in the same form of funds as the initial deposit. Failure to timely tender the deposit shall constitute a material default by the purchaser. The Noteholder secured by the Deed of Trust (or any related party) shall be exempted by the Substitute Trustees from submitting any bidding deposit. The Substitute Trustees will, as a condition of the sale, require all potential bidders except the Noteholder to show their deposit before any bidding begins. The retained deposit of the successful purchaser shall be applied, without interest, to the successful purchaser's credit at settlement, provided, however, that in the event the successful purchaser fails to consummate the purchase in accordance with the terms of sale as herein provided, such deposit, at the option of the Substitute Trustees, shall immediately be forfeited. The terms of sale must be complied with and settlement consummated thereon within 15 days from day of sale unless extended at the sole discretion of the Substitute Trustees. TIME IS OF THE ESSENCE. The balance of the purchase price over and above the retained deposit, with interest thereon at the note rate then being charged from the date of sale through the date of receipt of the balance of the purchase price, will be due at settlement in certified funds; and if not so paid by the time specified herein, the Substitute Trustees reserve the right to retain the deposit and resell the Property at the risk and cost of the defaulting purchaser, after such advertisement and on such terms as the Substitute Trustees may deem proper, and to avail themselves and the Noteholder of any legal or equitable rights against the defaulting purchaser.
The Property is sold subject to the rights, if any, of parties in possession, if such rights have priority over the Deed of Trust, and to any and all covenants, conditions, restrictions, easements, rights of way, and limitations of record. The Property will be sold "WHERE IS" and in "AS IS" condition without any warranty or representation as to condition, express or implied, and without any representation or warranty as to the accuracy of the information furnished to prospective bidders by the Substitute Trustees or any other party and without any other representations or warranty of any nature. Without limiting the generality of the foregoing, the Property will be sold without representation or warranty as to (i) title to the Property, (ii) the nature, condition, compliance, quality, structural integrity, or fitness for a particular use of any improvements, fixtures or personal property included within the Property, (iii) the environmental condition of the Property or the compliance of the Property with federal, state and local laws and regulations concerning the presence or disposal of hazardous substances, (iv) compliance of the Property with the Americans with Disabilities Act or any similar law, or (v) compliance of the Property with any zoning and construction laws or ordinances and any and all applicable safety and building codes and regulations, and acceptance of the Deed to the Property by the successful purchaser shall constitute a waiver of any claims against the Substitute Trustees or the Noteholder concerning any of the foregoing matters. The successful purchaser recognizes that any investigation, examination or inspection of the Property is within the control of the owner or other parties in possession of the Property and not within the control of the Substitute Trustees or the Noteholder.
Conveyance shall be by Substitute Trustees' Deed, without any covenant or warranty, express or implied. The risk of loss or damage by fire or other casualty to the Property from and after the date of sale will be upon the successful purchaser. Sold subject to all taxes, ground rents, public charges, assessments, violations, liens, sewer, water, drainage and other public improvements whether assessments have been levied or not and whether such have been recorded or not. The Noteholder and Substitute Trustees assume no liability for fuel, gas, electricity, water and sewer charges, utilities and other operating charges accrued before or after the sale and all such charges shall be the sole responsibility of the purchaser from the date of sale. All costs incident to the settlement and conveyancing including, without limitation, examination of title, conveyancing, all recordation taxes and charges, all transfer taxes and charges, title insurance premiums, financing charges and fees, notary fees, settlement fees and all other costs incident to settlement shall be at the cost of the successful purchaser. If the Substitute Trustees cannot convey title, the purchaser's sole remedy is a return of deposit. Further particulars may be announced at the time of sale. For further information, please contact Jung Kim, Esquire at 202-900-8595.

Jung Kim, Esquire
Frances Wilburn, Esquire
Substitute Trustees

ALEX COOPER auctioneers
4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
www.alexcooper.com

Sep 4,6,8,11,13 2023 0012432252

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840 Trustees Sale - DC | 840 Trustees Sale - DC

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301-656-5775

COURT APPOINTED TRUSTEE'S FORECLOSURE SALE OF REAL PROPERTY

**1414 Kearny Street, N.E.
Washington, DC 20011**

In execution of the Superior Court of the District of Columbia Civil Division ("Court") Order Granting Default Judgment in Case #2020 CA 004115 R(RP) U.S. Bank National Trust Association, not in its individual capacity but solely as trustee of HOF 1 Grantor Trust 5 v. Baltimore Urban Renewal, LLC et al, the undersigned Substitute Trustee will offer for sale at public auction within the offices of Alex Cooper Auctioneers, Inc., 4910 Massachusetts Avenue, NW Suite 100, Washington, DC 20016, 202-364-0306 on

THURSDAY, SEPTEMBER 14, 2023 AT 2:32 PM

THE ABOVE-DESCRIBED PROPERTY AND IMPROVEMENTS THEREON situated in Washington, DC and more fully designated as Lot 8 in Square 4011 in a Purchase Money Construction Deed of Trust dated September 28, 2018, recorded as Instrument No. 2018100178-27 among the D.C. Land Records, and described as follows:
Lot numbered Eight (8) in Pinehurst Park Co. subdivision of part of Lot numbered One (1) in Block numbered Forty-two (42) Batchelder and McLachlen, Trustees' Addition to Brookland, as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 47 at folio 168; said property now taxed as Lot 8 in Square 4011.
The property will be sold by Trustee's Deed "as is" without any covenant, expressed or implied, in Fee Simple, subject to conditions, restrictions, easements, and all other recorded instruments superior to the Deed of Trust referenced above, and subject to ratification by the Court.
TERMS OF SALE: A deposit of $35,000 will be required at time of sale, in cashier's or certified check, or other form as the Substitute Trustee may determine. The deposit must be increased to 10% of the winning bid amount and delivered to the Substitute Trustee within one business day after the consummation of the sale in the same form of funds as the initial deposit. Failure to timely tender the deposit shall constitute a material default by the purchaser. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Substitute Trustee which shall be announced at sale. The Balance of the purchase price to be paid in certified funds within sixty (60) days of final ratification of the sale by the Court. TIME IS OF THE ESSENCE. If Purchaser fails to settle within the aforesaid sixty (60) days of the ratification, the Purchaser agrees to pay the Substitute Trustee's reasonable attorney fees as ordered by the Court, plus all costs incurred, if the Substitute Trustee has filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed with the Court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the Purchaser and as recorded on the documents executed by the Purchaser at the time of the sale. Service shall be deemed effective upon the Purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the Purchaser that actual receipt of the certified mail is not required for service to be effective. If the Purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees and full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale, the defaulting Purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. Interest is to be paid on the unpaid purchase money at the rate of 18% per annum from the date of sale to the date the funds are received in the office of the Substitute Trustee. In the event that the settlement is delayed for ANY REASON WHATSOEVER, there shall be no abatement of interest. Taxes, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, to be adjusted for the current year to date of sale and assumed thereafter by the Purchaser. Purchaser shall be responsible for the costs of all transfer taxes, documentary stamps and all other costs incident to settlement. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. If the Substitute Trustee is unable to convey either insurable or marketable title, or if ratification of the sale is denied for any reason, then Purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the Purchaser. The sale is subject to post sale audit by the noteholder to determine whether the borrower filed bankruptcy, entered into any repayment/forbearance agreement, reinstated, or paid off prior to the sale. In any such even the Purchaser agrees that upon notification by the Substitute Trustee of such event the sale is null and void and of no legal effect and the deposit returned without interest. Additional terms, if any, to be announced at the sale.

Thomas J. Kokolis, Substitute Trustee

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Aug 16,23,30,Sep 6 2023 0012432205

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110 NORTH WASHINGTON STREET, SUITE 500
ROCKVILLE, MARYLAND 20850
301-656-5775

COURT APPOINTED TRUSTEES' FORECLOSURE SALE OF REAL PROPERTY

**330 Delafield Place, N.W. , Unit #3
Washington, DC 20017**

In execution of the Superior Court of the District of Columbia Civil Division ("Court") Order Granting Renewed Motion for Default Judgment in Case #2020 CA 004440 R(RP) TVC Funding IV, LLC v. LMS Enterprise, LLC, et al, the undersigned Substitute Trustees will offer for sale at public auction within the offices of Alex Cooper Auctioneers, Inc., 4910 Massachusetts Avenue, NW Suite 100, Washington, DC 20016, 202-364-0306 on

THURSDAY, SEPTEMBER 14, 2023 AT 2:10 PM

THE ABOVE-DESCRIBED PROPERTY AND IMPROVEMENTS THEREON situated in Washington, DC and more fully designated as Lot 2003 in Square 3304 in a Purchase Money Construction Deed of Trust dated January 2, 2019, recorded as Instrument No. 2019019891-28 among the D.C. Land Records, and described as follows:
Lot numbered 2003 in Square 3304, more particularly described as Condo unit numbered 3, in The Alexander, A Condominium, (hereinafter called the "Condominium") which was constituted and established under the District of Columbia Act of 1976, as amended, by the Condo Declaration recorded 3/9/06 as instrument number 30630, in the Office of the Recorder of Deeds of the District of Columbia (hereinafter called the "Condo Declaration"), and by the Condo By-Laws recorded 3/9/06 as instrument number 30631, in the Office of the Recorder of Deeds of the District of Columbia (hereinafter called the "Condo By-Laws").
The property will be sold by Trustees' Deed "as is" without any covenant, expressed or implied, in Fee Simple, subject to conditions, restrictions, easements, and all other recorded instruments superior to the Deed of Trust referenced above, and subject to ratification by the Court.
TERMS OF SALE: A deposit of $37,000 will be required at time of sale, in cashier's or certified check, or other form as Substitute Trustees may determine. Failure to timely tender the deposit shall constitute a material default by the purchaser. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Substitute Trustees which shall be announced at sale. The Balance of the purchase price to be paid in certified funds within sixty (60) days of final ratification of the sale by the Court. TIME IS OF THE ESSENCE. If Purchaser fails to settle within the aforesaid sixty (60) days of the ratification, the Purchaser agrees to pay the Substitute Trustees' reasonable attorney fees as ordered by the Court, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed with the Court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the Purchaser and as recorded on the documents executed by the Purchaser at the time of the sale. Service shall be deemed effective upon the Purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the Purchaser that actual receipt of the certified mail is not required for service to be effective. If the Purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustees and all expenses of this sale (including attorney fees and full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale, the defaulting Purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. Interest is to be paid on the unpaid purchase money at the rate of 18% per annum from the date of sale to the date the funds are received in the office of the Substitute Trustees. In the event that the settlement is delayed for ANY REASON WHATSOEVER, there shall be no abatement of interest. Taxes, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, to be adjusted for the current year to date of sale and assumed thereafter by the Purchaser. Purchaser shall be responsible for the costs of all transfer taxes, documentary stamps and all other costs incident to settlement. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. If the Substitute Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied for any reason, then Purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the Purchaser. The sale is subject to post sale audit by the noteholder to determine whether the borrower filed bankruptcy, entered into any repayment/forbearance agreement, reinstated, or paid off prior to the sale. In any such event, the Purchaser agrees that upon notification by the Substitute Trustees of such event the sale is null and void and of no legal effect and the deposit returned without interest. Additional terms, if any, to be announced at the sale.

Craig A. Parker and Thomas J. Kokolis, Substitute Trustees

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Pardo & Drazin, LLC
Russell S. Drazin, Attorney
4400 Jenifer Street, NW, Suite 2
Washington, DC 20015
202-223-7900

SUBSTITUTE TRUSTEE'S SALE OF REAL PROPERTY
**2920 Vista Street, NE
Washington, DC 20018
Lot 0819 in Square 4339**

Under a power of sale contained in a certain Deed of Trust ("Deed of Trust") dated January 5, 2021 and recorded on January 7, 2021 as Instrument No. 2021002705, from Wise Innovations LLC, grantor, to Daniel Huertas, trustee, securing that certain Commercial Deed of Trust Note dated January 5, 2021 in the principal amount of $560,000.00 default having occurred under the terms thereof, and following the mailing and recordation of a Deed of Appointment of Substitute Trustee removing Daniel Huertas as trustee and appointing Russell S. Drazin ("Substitute Trustee") as successor trustee, an Affidavit of Non-Residential Mortgage Foreclosure, and a Notice of Foreclosure Sale of Real Property or Condominium Unit, at the request of the current noteholder, Substitute Trustee will sell at public auction at the office of Harvey West Auctioneers, Inc., 5335 Wisconsin Avenue, NW, Suite 440, Washington, DC 20015, on

September 12, 2023 AT 2:10 PM

ALL THAT LOT OF GROUND AND THE IMPROVEMENTS THEREON (if any) situated in the City of Washington, District of Columbia, known as 2920 Vista Street, NE, Washington, DC 20018, and more fully described in the Deed of Trust.

The property will be sold in an "AS IS" condition, with no warranty of any kind, and subject to conditions, restrictions, agreements, liens, and encumbrances of record affecting the same – except those encumbrances of record that are extinguished by operation of District of Columbia law by virtue of the foreclosure of the Deed of Trust.

Purchaser will take title to the property subject to all taxes, water and sewer charges, and other utility charges, if any. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser shall be responsible for obtaining physical possession of the property.

TERMS OF SALE: A deposit of $50,000.00 by cashier's check will be required of purchaser at the time and place of sale. Purchaser shall settle within thirty (30) days of sale. TIME SHALL BE OF THE ESSENCE WITH RESPECT TO SETTLEMENT BY PURCHASER. Balance of the purchase price to be paid in cash or certified funds at settlement. Interest to be paid on the unpaid purchase money from the date of sale to the date of settlement at the applicable interest rate set forth in the debt instrument secured by the Deed of Trust. Purchaser shall be responsible for payment of all settlement costs.

The noteholder and its affiliates, if a bidder, shall not be required to post a deposit or to pay interest.

In the event that purchaser does not settle as required for any reason, purchaser shall be in default. Upon such default, the deposit shall be forfeited to Substitute Trustee and all of the expenses of this sale (including legal fees and costs, and full commission on the gross sale price) shall be charged against and paid out of the forfeited deposit. Substitute Trustee may resell the property at the risk and expense of the defaulting purchaser. The defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. Defaulting purchaser shall be liable to Substitute Trustee for legal fees and costs incurred by Substitute Trustee in connection with such default.

If Substitute Trustee is unable to settle as set forth herein, purchaser's sole remedy at law and in equity shall be limited to a refund of the deposit and the sale shall be considered null and void and of no effect whatsoever.

Substitute Trustee reserves the right, in Substitute Trustee's sole discretion, to reject any and all bids, to withdraw the property from sale at any time before or at the auction, to extend the time to receive bids, to waive or modify the deposit requirement, to waive or modify the requirement that interest be paid on the unpaid purchase money, and/or to extend the period of time for settlement.

Additional terms may be announced at the sale. The successful bidder will be required to execute and deliver to Substitute Trustee a memorandum or contract of the sale at the conclusion of bidding.

Russell S. Drazin, Substitute Trustee

HARVEY WEST AUCTIONEERS, INC.
5335 Wisconsin Ave., NW, Ste 440
Washington, DC 20015
202-463-4567
www.hwestauctions.com

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**8404 HEATHERWICK DR.
BRANDYWINE, MD 20613**

Under a power of sale contained in a certain Deed of Trust dated May 23, 2007, recorded in Liber 28844, Folio 378 among the Land Records of Prince George's County, MD, with an original principal balance of $292,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 26, 2023 AT 11:22 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 352791-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

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Sep 6,13,20 2023 0012434316

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**6709 BROOKLYN BRIDGE RD.
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust dated June 24, 2022, recorded in Liber 47892, Folio 569 among the Land Records of Prince George's County, MD, with an original principal balance of $339,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 26, 2023 AT 11:18 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 363658-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

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Sep 6,13,20 2023 0012434313

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(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**13607 WATER FOWL WAY
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated November 23, 2005, recorded in Liber 23668, Folio 389 among the Land Records of Prince George's County, MD, with an original principal balance of $460,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 26, 2023 AT 11:20 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $41,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 199310-3)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

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Sep 6,13,20 2023 0012434315

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Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4714 LAKE ONTARIO WAY BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated November 8, 2007, recorded in Liber 29268, Folio 589 among the Land Records of Prince George's County, MD, with an original principal balance of $100,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 26, 2023 AT 11:14 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind. The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale, if made available to the Substitute Trustees.
Terms of Sale: A deposit of $5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/ or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 354386-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

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Sep 6,13,20 2023 0012434310

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6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5504 CHESTERFIELD DR. TEMPLE HILLS A/R/T/A CAMP SPRINGS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated June 19, 2018, recorded in Liber 41102, Folio 415 among the Land Records of Prince George's County, MD, with an original principal balance of $300,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 26, 2023 AT 11:16 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/ or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 356373-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Sep 6,13,20 2023 0012434312

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6200 SAVANNAH DR. BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated June 21, 2021, recorded in Liber 46083, Folio 112 among the Land Records of Prince George's County, MD, with an original principal balance of $716,777.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 26, 2023 AT 11:10 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $70,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/ or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 363375-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Sep 6,13,20 2023 0012434308

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4202 21ST AVE. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated April 13, 2020, recorded in Liber 45068, Folio 306 among the Land Records of Prince George's County, MD, with an original principal balance of $347,240.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 26, 2023 AT 11:12 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #12-1269281.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/ or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 362623-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Sep 6,13,20 2023 0012434309

Law Offices of Gebhardt & Smith LLP
One South Street, Suite 2200
Baltimore, Maryland 21202

SUBSTITUTE TRUSTEES' SALE OF A VALUABLE 3- STORY COMMERCIAL OFFICE BUILDING LOCATED AT 5410 INDIAN HEAD HIGHWAY, OXON HILL, MARYLAND 20745

Under and by virtue of the power of sale contained in the Credit Line Deed of Trust, dated May 9, 2014, from Mount Joy Baptist Church of Washington D.C. ("Mt. Joy") to the Trustees named therein for the benefit of SunTrust Bank and recorded among the Land Records of **Prince George's County**, Maryland in Liber 35995, Folio 147, as amended and restated by an Amended and Restated Credit Line Deed of Trust, dated September 9, 2014, from Mt. Joy to the Trustees named therein for the benefit of SunTrust Bank and recorded among the Land Records of Prince George's County, Maryland in Liber 36408, 001, as further amended and restated by a Second Amended and Restated Credit Line Deed of Trust, dated January 6, 2017, from Mt. Joy to the Trustees named therein for the benefit of SunTrust Bank and recorded among the Land Records of Prince George's County, Maryland at Liber 39125, Folio 294 and as assigned to National Loan Acquisitions Company ("Noteholder") pursuant to the following assignments: (i) an Assignment of Credit Line Deed of Trust, dated October 4, 2018, executed by SunTrust Bank and delivered to the Noteholder and recorded among the Land Records of Prince George's County, Maryland at Liber 41392, Folio 155, (ii) an Assignment of Amended and Restated Credit Line Deed of Trust, dated October 4, 2018, executed by SunTrust Bank and delivered to the Noteholder and recorded among the Land Records of Prince George's County, Maryland at Liber 41392, Folio157, and (iii) an Assignment of Second Amended and Restated Credit Line Deed of Trust, dated October 4, 2018, executed by SunTrust Bank and delivered to the Noteholder and recorded among the Land Records of Prince George's County, Maryland at Liber 41392, Folio 159. (collectively, the "Deed of Trust"), the Noteholder having subsequently appointed Michael D. Nord and Richard A. DuBose, III as Substitute Trustees (collectively, the "Trustees") in the place of Deborah A. Morgan and Paula Meyerson, by a Deed of Appointment, dated November 27, 2018, and recorded among the aforesaid Land Records, default having occurred under the terms of the Deed of Trust and at the request of the party secured thereby, the Trustees will offer for sale to the highest qualified bidder at a public auction to be held at the Circuit Court for Prince George's County, Maryland located at 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on:

TUESDAY, SEPTEMBER 26, 2023 At 11:00 a.m.

All that tract or parcel of land situate, lying and being in Prince George's County, Maryland, with all improvements thereon, if any, and more particularly described as follows (collectively, the "Property"):

Parcel numbered Ten (10) as shown on a plat entitled as "McDaniel's Subdivision", as per plat there duly recorded among the Land Records of Prince George's County, Maryland, in Plat Book WWW 51 at Plat No. 10. Being in the Twelfth Election District of said County.

PROPERTY ADDRESS: 5410 Indian Head Highway, Oxon Hill, MD 20745

TAX I.D. NO.: 12-1354836

The Property is believed to be a three-story commercial office building consisting of approximately 22,796 rentable square feet. The Property is believed to be zoned CM (Miscellaneous Commercial) and to include approximately seventy-three on-site parking spots. The Property is believed to have the following identification number: 12-1354836.

TERMS OF SALE: A deposit in the amount of Fifty-Thousand Dollars ($50,000), payable in cash or certified check, will be required of the purchaser of the Property at the time and place of sale. The successful bidder(s) will be required to increase the deposit to ten percent (10%) of the bid amount by the close of business on the third business day following the date of sale by delivering certified funds to the Trustees. The balance of the purchase price, together with interest thereon at the rate of six percent (6%) per annum from the date of sale to the date of settlement, shall be due from the purchaser in cash or by certified check within thirty (30) days following final ratification of the sale by the Circuit Court for Prince George's County, Maryland. Time is of the essence. If ratification or settlement is delayed for any reason there shall be no abatement of interest. The Trustees reserve the right to extend the time for settlement. Settlement shall be held at the offices of Gebhardt & Smith LLP, One South Street, Suite 2200, Baltimore, Maryland 21202, or such other place as may be agreed to by the Trustees. In the event the Noteholder, or an affiliate or subsidiary thereof, is the successful bidder at the sale, such party will not be required to make a deposit or to pay interest on the unpaid purchase price. At settlement, the purchaser shall provide all additional information and documentation reasonably requested by the Substitute Trustees and/or the Noteholder in order to comply with all applicable anti-money laundering, anti-terrorism or other applicable laws or regulations. The Trustees reserve the right to reject any and all bids and to withdraw the Property from sale for any reason.

All senior liens, real estate taxes, recordation taxes, assessments, water charges and municipal charges owed against the Property which are not extinguished as a matter of law by the foreclosure sale, shall be the sole responsibility of the purchaser and shall be paid for by the purchaser at settlement. The cost of all documentary stamps, recordation taxes, transfer or recordation taxes due as a result of a default under or a foreclosure of the Deed of Trust, document preparation costs, other transfer taxes, title examination costs, purchaser's attorneys' fees and all other costs associated with conveying the Property to the purchaser, shall also be the sole responsibility of the purchaser and shall be paid for by the purchaser at settlement.

The Property is being sold in an "AS IS" condition and without any warranties or representations, either express or implied, as to the nature, condition or description of the Property or the improvements thereon. The Property is also being sold subject to: (a) all existing building and zoning code violations; (b) all critical area and wetland violations; (c) all environmental problems, conditions and violations which may exist on or with respect to the Property; (d) all senior liens, encumbrances, easements, conditions, restrictions and covenants (if any); (e) all rights of redemption, (f) such state of facts that an accurate survey or physical inspection of the Property might disclose; and (g) all agreements, declarations and restrictions of record affecting the Property, if any.

The purchaser at the foreclosure sale shall assume the risk of loss for the Property immediately after the sale takes place. It shall be the purchaser's responsibility to obtain possession of the Property following final ratification of the sale by the Circuit Court for Prince George's County, Maryland and conveyance of the Property by the Trustees to the purchaser.

In the event the Purchaser fails to go to settlement as required, in addition to any other legal or equitable remedies available to the Trustees, the Trustees may, subject to further order of the court, resell the Property at the Purchaser's sole risk and expense and retain and apply the aforementioned Deposit to any deficiency in the purchase price sustained by the Trustees, all costs and expenses of both sales, reasonable attorneys' fees, and any other damages sustained by the Trustees as a result of the Purchaser's default, including, without limitation, all incidental damages. If the Trustees are unable to convey the Property as described above, the purchaser's sole remedy at law or in equity shall be limited to a refund of the aforementioned Deposit, without interest. Upon refund of the Deposit to the purchaser as aforesaid, the sale shall be void and of no effect, and the purchaser shall have no further claims against the Trustees, the Noteholder or the Auctioneer conducting the sale of the Property. The parties' respective rights and obligations regarding the terms and conduct of the sale shall be governed by the laws of the State of Maryland.

The information contained herein was obtained from sources deemed to be reliable, but it is offered for informational purposes only. The Auctioneer, the Noteholder and the Trustees do not make any representations or warranties with respect to the accuracy of this information.

Michael D. Nord, Substitute Trustee
Richard A. DuBose, Substitute Trustee

For further information, please contact:
Richard A. DuBose, III Substitute Trustee
One South Street, Suite 2200
Baltimore, Maryland 21202
rdubo@gebsmith.com
(410) 385-5039

BSC America Atlantic AUCTIONS, INC.

Sep 6,13,20 2023 0012434265

TRUSTEE'S SALE
5910 Sellner Lane, Clinton, MD 20735

Trustee's Sale of valuable fee simple property improved by premises known as 5910 Sellner Lane, Clinton, MD 20735. By virtue of the power and authority contained in a Deed of Trust, dated June 11, 2007, and recorded in Liber 29607 at Page 421 among the land records of the **COUNTY OF PRINCE GEORGE'S**, in the original principal amount of $384,500.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF PRINCE GEORGE'S, at the front of the Duval Wing of the Courthouse Complex located at 14735 Main Street, Upper Marlboro, Maryland 20772, on **September 19, 2023 at 2:00 PM**, all that property described in said Deed of Trust including but not limited to:
Tax ID# 09-3121738
Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.
TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.
Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.
If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 17-269302.

William M. Savage, et al., Substitute Trustees.
LOGS LEGAL GROUP LLP,
10021 Balls Ford Road, Suite 200,
Manassas, Virginia 20109
(410) 769-9797

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Aug 30,Sep 6,13 2023 0012432207

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

10019 DAKIN CT. CHELTENHAM, MD 20623

Under a power of sale contained in a certain Deed of Trust from Trauncey Speight and Veronica Speight dated September 27, 2006 and recorded in Liber 26347, folio 16 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 26, 2023 AT 10:48 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #11-1139583.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Sub. Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges and ground rent, to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale forward. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Sub. Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, the deposit shall be forfeited, to the Trustees for application against all expenses, attorney's fees and the full commission on the sale price of the above-scheduled foreclosure sale. In the event of default, all expenses of this sale (including attorney's fees and the full commission on the gross sale price of this sale) shall be charged against and paid out of the forfeited deposit. The Trustees may then re-advertise and resell the property at the risk and expense of the defaulting purchaser or may avail themselves of any legal or equitable remedies against the defaulting purchaser without reselling the property. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Trustees' file number 22-002645-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Sep 6,13,20 2023 0012434236

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5910 ARBROATH DR. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Thomara B. Speight dated August 24, 2007 and recorded in Liber 28616, folio 8 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 26, 2023 AT 10:50 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #09-0902924 and Tax ID #09-0902932.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $45,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Sub. Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges and ground rent, to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale forward. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Sub. Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, the deposit shall be forfeited, to the Trustees for application against all expenses, attorney's fees and the full commission on the sale price of the above-scheduled foreclosure sale. In the event of default, all expenses of this sale (including attorney's fees and the full commission on the gross sale price of this sale) shall be charged against and paid out of the forfeited deposit. The Trustees may then re-advertise and resell the property at the risk and expense of the defaulting purchaser or may avail themselves of any legal or equitable remedies against the defaulting purchaser without reselling the property. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Trustees' file number 22-001701-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Sep 6,13,20 2023 0012434237

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1720 RHODESIA AVE. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Reginald Newman dated April 6, 2018 and recorded in Liber 40906, folio 42 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 26, 2023 AT 10:46 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #05-0311837.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind. The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale.
Terms of Sale: A deposit of $29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Sub. Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges and ground rent, to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale forward. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Sub. Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, the deposit shall be forfeited, to the Trustees for application against all expenses, attorney's fees and the full commission on the sale price of the above-scheduled foreclosure sale. In the event of default, all expenses of this sale (including attorney's fees and the full commission on the gross sale price of this sale) shall be charged against and paid out of the forfeited deposit. The Trustees may then re-advertise and resell the property at the risk and expense of the defaulting purchaser or may avail themselves of any legal or equitable remedies against the defaulting purchaser without reselling the property. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Trustees' file number 23-000278-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al.,
Substitute Trustees

ALEX COOPER auctioneers
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Sep 6,13,20 2023 0012434235

TRUSTEE'S SALE
E10635 Lazy Day Lane, Mitchellville, MD 20721

Trustee's Sale of valuable fee simple property improved by premises known as E10635 Lazy Day Lane, Mitchellville, MD 20721. By virtue of the power and authority contained in a Deed of Trust, dated November 24, 2004, and recorded in Liber 21957 at Page 86 among the land records of the **County of Prince George's**, in the original principal amount of $223,000.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF PRINCE GEORGE'S, at the front of the Duval Wing of the Courthouse Complex located at 14735 Main Street, Upper Marlboro, Maryland 20772, on **September 19, 2023 at 2:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 13-1523109

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 18-276310.

William M. Savage, et al., Substitute Trustees.
LOGS LEGAL GROUP LLP,
10021 Balls Ford Road, Suite 200,
Manassas, Virginia 20109
(410) 769-9797

HARVEY WEST AUCTIONEERS, LLC
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Aug 30,Sep 6,13 2023 0012432900

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851 Prince Georges County

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SUBSTITUTE TRUSTEES' SALE
SINGLE FAMILY PROPERTY

5718 BLACK HAWK DRIVE
OXON HILL, MD 20745

(Case No.: C-16-CV-23-000896 in The Circuit Court for Prince George's County)

Under a power of sale contained in a certain Indemnity Deed of Trust from Curtis Lee Johnson, Sr. dated June 7, 2019 and recorded in Liber 43955, folio 575 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 26, 2023 AT 11:00 AM

The following described property, thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
Parcel 1:
Being known and designated as Lot 12 in Block 106 in a subdivision known as Section 7, Forest Heights as per plat thereof recorded in Plat Book BB 10 at plat 51 among the Land Records of Prince Georges County, Maryland.
Parcel 2:
The north 30 feet by the full depth of lot 13 block 106 in the subdivision known as Section 7, Forest Heights, as per plat thereof recorded in Plat Book BB 10 at Plat 51 among the Land Records of Prince Georges County, Maryland.
The property address being known as: 5718 Black Hawk Drive, Oxon Hill, MD 20745.
Tax ID No. 12-1301407
The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
The property will be sold subject to a prior Deed of Trust dated July 18, 2017 and recorded among the land records for Prince George's County at Book 39908, Page 410, in the original principal amount of $228,480.00
The property will be sold subject to a prior Financing Statement related to solar panels dated January 19, 2018 and recorded among the land records for Prince George's County at Book 40473, Page 306 and thereafter renewed on May 15, 2023 and recorded at Book 48824, Page 214, with a payoff amount of $42,286.89 as of September 20, 2023.
Terms of Sale: A deposit in the amount of $15,000 in the form of cashier's or certified check, or in any other form suitable to the Substitute Trustees in their sole discretion, shall be required at the time of sale, except no deposit shall be required of the secured party, its successors or assigns. Balance of the purchase price to be paid in cash within ten (10) days of final ratification of sale by the Circuit Court for Prince George's County. If the purchaser fails to go to settlement within ten (10) days of ratification, subject to order of court, purchaser agrees that the property will be resold and the entire deposit shall be retained by the Substitute Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property even if such surplus results from improvements to the property by said defaulting Purchaser. Interest to be paid on the unpaid purchase money at the rate of 11% from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and the owner of the property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. Purchaser is responsible for any recapture of homestead tax credit. All costs of recordation including but not limited to transfer taxes, recordation taxes, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation shall be paid by Purchaser, whether or not Purchaser is a First Time Maryland Homebuyer. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. The Substitute Trustees will convey either insurable or marketable title. If they cannot deliver one or the other, or ratification of the sale is denied by the Circuit Court for any reason, the purchaser's sole remedy, at law or equity, is return of the deposit without interest. Additional terms, if any, to be announced at sale.
The property will be sold subject to a 120-day right of redemption by the Internal Revenue Service.

Craig A. Parker and Thomas J. Kokolis
Substitute Trustees

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Sep 6,13,20 2023 0012433657

TRUSTEE'S SALE
1200 Hill Road, Landover, MD 20785

Trustee's Sale of valuable fee simple property improved by premises known as 1200 Hill Road, Landover, MD 20785. By virtue of the power and authority contained in a Deed of Trust, dated October 30, 1998, and recorded in Liber 12680 at Page 517 among the land records of the **County of Prince George's**, in the original principal amount of $131,800.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF PRINCE GEORGE'S, at the front of the Duval Wing of the Courthouse Complex located at 14735 Main Street, Upper Marlboro, Maryland 20772, on **September 19, 2023 at 2:00 PM**, all that property described in said Deed of Trust including but not limited to:
Tax ID# 18-1990563
Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 19-285660.

William M. Savage, et al., Substitute Trustees.
LOGS LEGAL GROUP LLP,
10021 Balls Ford Road, Suite 200,
Manassas, Virginia 20109
(410) 769-9797

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Aug 30,Sep 6,13 2023 0012432213

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851 Prince Georges County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND ANY
IMPROVEMENTS THEREON

9207 MIDLAND TURN
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated January 19, 2006, recorded in Liber 24896, Folio 767 among the Land Records of Prince George's County, MD, with an original principal balance of $472,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 19, 2023 AT 11:14 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 356152-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

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Aug 30,Sep 6,13 2023 0012433540

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Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND ANY
IMPROVEMENTS THEREON

9215 ROXANNE DR.
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated July 18, 2006, recorded in Liber 26936, Folio 134 among the Land Records of Prince George's County, MD, with an original principal balance of $308,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 19, 2023 AT 11:16 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 361099-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

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Aug 30,Sep 6,13 2023 0012433542

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851 Prince Georges County

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6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND ANY
IMPROVEMENTS THEREON

13325 WARBURTON DR.
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated September 25, 2006, recorded in Liber 26447, Folio 227 among the Land Records of Prince George's County, MD, with an original principal balance of $262,200.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 19, 2023 AT 11:12 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 359311-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

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Aug 30,Sep 6,13 2023 0012433539

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY

9014 PINEHURST DR.
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Renee Hunter dated June 21, 2018 and recorded in Liber 41121, folio 352 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 19, 2023 AT 11:02 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #05-0365007.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Sub. Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges and ground rent, to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale forward. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Sub. Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, the deposit shall be forfeited, to the Trustees for application against all expenses, attorney's fees and the full commission on the sale price of the above-scheduled foreclosure sale. In the event of default, all expenses of this sale (including attorney's fees and the full commission on the gross sale price of this sale) shall be charged against and paid out of the forfeited deposit. The Trustees may then re-advertise and resell the property at the risk and expense of the defaulting purchaser or may avail themselves of any legal or equitable remedies against the defaulting purchaser without reselling the property. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Trustees' file number 22-001429-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al.,
Substitute Trustees

ALEX COOPER auctioneers
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Aug 30,Sep 6,13 2023 0012433525

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851 Prince Georges County

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY

6978 HANOVER PKWY., UNIT #201
GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust from Aisha S. Washington dated May 10, 2007 and recorded in Liber 27947, folio 740 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 12, 2023 AT 11:04 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and described as Unit number 6978-201 in the subdivision known as "Phase Seven Hunting Ridge Condominium" and more fully described in the aforesaid Deed of Trust. Tax ID #21-2374619.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Sub. Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges and ground rent, to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale forward. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Sub. Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, the deposit shall be forfeited, to the Trustees for application against all expenses, attorney's fees and the full commission on the sale price of the above-scheduled foreclosure sale. In the event of default, all expenses of this sale (including attorney's fees and the full commission on the gross sale price of this sale) shall be charged against and paid out of the forfeited deposit. The Trustees may then re-advertise and resell the property at the risk and expense of the defaulting purchaser or may avail themselves of any legal or equitable remedies against the defaulting purchaser without reselling the property. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Trustees' file number 22-000490-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al.,
Substitute Trustees

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Aug 23,30,Sep 6 2023 0012432821

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Bethesda, MD 20814
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SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY

7010 KILLARNEY ST.
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Yohance M. Duff dated June 8, 2018 and recorded in Liber 41718, folio 427 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 19, 2023 AT 11:00 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #09-0933721.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Sub. Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges and ground rent, to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale forward. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Sub. Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, the deposit shall be forfeited, to the Trustees for application against all expenses, attorney's fees and the full commission on the sale price of the above-scheduled foreclosure sale. In the event of default, all expenses of this sale (including attorney's fees and the full commission on the gross sale price of this sale) shall be charged against and paid out of the forfeited deposit. The Trustees may then re-advertise and resell the property at the risk and expense of the defaulting purchaser or may avail themselves of any legal or equitable remedies against the defaulting purchaser without reselling the property. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Trustees' file number 22-002568-MD-F-2.

Diane S. Rosenberg, Mark D. Meyer, et al.,
Substitute Trustees

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Aug 30,Sep 6,13 2023 0012433523

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851 Prince Georges County

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Bethesda, MD 20814
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SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY

2019 N. ANVIL LN.
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Ashley Minor dated March 23, 2018 and recorded in Liber 40816, folio 133 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 12, 2023 AT 11:02 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #12-1336734.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Sub. Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges and ground rent, to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale forward. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Sub. Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, the deposit shall be forfeited, to the Trustees for application against all expenses, attorney's fees and the full commission on the sale price of the above-scheduled foreclosure sale. In the event of default, all expenses of this sale (including attorney's fees and the full commission on the gross sale price of this sale) shall be charged against and paid out of the forfeited deposit. The Trustees may then re-advertise and resell the property at the risk and expense of the defaulting purchaser or may avail themselves of any legal or equitable remedies against the defaulting purchaser without reselling the property. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Trustees' file number 22-002548-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al.,
Substitute Trustees

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Aug 23,30,Sep 6 2023 0012432820

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SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY

7257 CRAFFORD PL.
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Richard E. Edwards dated November 17, 2006 and recorded in Liber 27216, folio 115 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 12, 2023 AT 10:58 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and described as Unit 7257, Crafford Place, Building 22, Rosedale Estates Condominium and more fully described in the aforesaid Deed of Trust. Tax ID #12-1243237.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Sub. Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges and ground rent, to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale forward. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Sub. Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, the deposit shall be forfeited, to the Trustees for application against all expenses, attorney's fees and the full commission on the sale price of the above-scheduled foreclosure sale. In the event of default, all expenses of this sale (including attorney's fees and the full commission on the gross sale price of this sale) shall be charged against and paid out of the forfeited deposit. The Trustees may then re-advertise and resell the property at the risk and expense of the defaulting purchaser or may avail themselves of any legal or equitable remedies against the defaulting purchaser without reselling the property. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Trustees' file number 22-000326-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al.,
Substitute Trustees

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Aug 23,30,Sep 6 2023 0012432818

851 Prince Georges County

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Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES’ SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**1305 PADDOCK LN.
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust dated November 29, 2021, recorded in Liber 46843, Folio 401 among the Land Records of Prince George’s County, MD, with an original principal balance of $352,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 12, 2023 AT 11:32 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George’s County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an “as is” condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $35,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser’s default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 361381-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

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Aug 23,30,Sep 6 2023 0012432814

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SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

**9801 PHEASANT RUN CT.
LAUREL, MD 20708**

Under a power of sale contained in a certain Deed of Trust from Beresford Davis and Clarina Williams-Davis dated June 9, 2006 and recorded in Liber 25506, folio 239 among the Land Records of Prince George’s County, MD, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 12, 2023 AT 10:56 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George’s County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #10-3169539.
The property, which is improved by a dwelling, will be sold in an “as is” condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $44,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Sub. Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges and ground rent, to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale forward. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Sub. Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, the deposit shall be forfeited, to the Trustees for application against all expenses, attorney’s fees and the full commission on the sale price of the above-scheduled foreclosure sale. In the event of default, all expenses of this sale (including attorney’s fees and the full commission on the gross sale price of this sale) shall be charged against and paid out of the forfeited deposit. The Trustees may then re-advertise and resell the property at the risk and expense of the defaulting purchaser or may avail themselves of any legal or equitable remedies against the defaulting purchaser without reselling the property. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney’s fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Trustees’ file number 22-002872-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al.,
Substitute Trustees

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Aug 23,30,Sep 6 2023 0012432817

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(301) 961-6555

SUBSTITUTE TRUSTEES’ SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**8216 CANNING TERR.
GREENBELT, MD 20770**

Under a power of sale contained in a certain Deed of Trust dated October 21, 2002, recorded in Liber 16387, Folio 281 among the Land Records of Prince George’s County, MD, with an original principal balance of $140,199.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 12, 2023 AT 11:26 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George’s County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an “as is” condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $24,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser’s default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 37405-2)

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

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Aug 23,30,Sep 6 2023 0012432811

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6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES’ SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**8500 KEEBLER DR.
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated July 21, 2006, recorded in Liber 25926, Folio 456 among the Land Records of Prince George’s County, MD, with an original principal balance of $228,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 12, 2023 AT 11:30 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George’s County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an “as is” condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $18,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser’s default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 362659-2)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

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Aug 23,30,Sep 6 2023 0012432813

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(301) 961-6555

SUBSTITUTE TRUSTEES’ SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**10620 FITZGIBBON CT.
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated June 26, 2007, recorded in Liber 28487, Folio 183 among the Land Records of Prince George’s County, MD, with an original principal balance of $355,998.29, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 12, 2023 AT 11:22 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George’s County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an “as is” condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $32,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser’s default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 356284-2)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
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Aug 23,30,Sep 6 2023 0012432808

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Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES’ SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**9809 DOUBLETREE LN.
UPPER MARLBORO A/R/T/A
SPRINGDALE, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated November 25, 2006, recorded in Liber 26870, Folio 497 among the Land Records of Prince George’s County, MD, with an original principal balance of $488,750.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 12, 2023 AT 11:24 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George’s County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an “as is” condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $32,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser’s default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 302563-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

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Aug 23,30,Sep 6 2023 0012432809

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Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES’ SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**10803 BENNINGTON DR.
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated June 26, 2007, recorded in Liber 28198, Folio 273 among the Land Records of Prince George’s County, MD, with an original principal balance of $343,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 12, 2023 AT 11:16 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George’s County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an “as is” condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $30,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser’s default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 181385-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

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908 York Road • Towson, MD 21204 • 410.828.4838
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Aug 23,30,Sep 6 2023 0012432805

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Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES’ SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**6701 EDGEMERE DR.
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated August 23, 2007, recorded in Liber 28558, Folio 276 among the Land Records of Prince George’s County, MD, with an original principal balance of $291,550.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 12, 2023 AT 11:18 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George’s County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an “as is” condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $27,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser’s default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 360200-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

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Aug 23,30,Sep 6 2023 0012432806

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Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES’ SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**13808 SHANNOCK LN.
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated June 25, 2018, recorded in Liber 41082, Folio 341 among the Land Records of Prince George’s County, MD, with an original principal balance of $674,420.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 12, 2023 AT 11:14 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George’s County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an “as is” condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $66,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser’s default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 357409-1)

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

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Aug 23,30,Sep 6 2023 0012432804

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

**2104 REDWOOD TERR.
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust from Glendora Queen a/k/a Glendora Marie Collins-Queen dated January 5, 2004 and recorded in Liber 18866, folio 1 among the Land Records of Prince George’s County, MD, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 12, 2023 AT 11:00 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George’s County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #12-1322056.
The property, which is improved by a dwelling, will be sold in an “as is” condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $10,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Sub. Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges and ground rent, to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale forward. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Sub. Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, the deposit shall be forfeited, to the Trustees for application against all expenses, attorney’s fees and the full commission on the sale price of the above-scheduled foreclosure sale. In the event of default, all expenses of this sale (including attorney’s fees and the full commission on the gross sale price of this sale) shall be charged against and paid out of the forfeited deposit. The Trustees may then re-advertise and resell the property at the risk and expense of the defaulting purchaser or may avail themselves of any legal or equitable remedies against the defaulting purchaser without reselling the property. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney’s fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Trustees’ file number 22-000782-MD-F-1.
The property will be sold subject to a 120 day right of redemption by the Internal Revenue Service.

Diane S. Rosenberg, Mark D. Meyer, et al.,
Substitute Trustees

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Aug 23,30,Sep 6 2023 0012432426

851 **Prince Georges County** | 851 **Prince Georges County**

TRUSTEE'S SALE
6328 Sunvalley Terrace, District Heights, MD 20747

Trustee's Sale of valuable fee simple property improved by premises known as 6328 Sunvalley Terrace, District Heights, MD 20747. By virtue of the power and authority contained in a Deed of Trust, dated March 28, 2022, and recorded in Liber 47550 at Page 478 among the land records of the **County of Prince George's,** in the original principal amount of $319,113.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF PRINCE GEORGE'S, at the front of the Duval Wing of the Courthouse Complex located at 14735 Main Street, Upper Marlboro, Maryland 20772, on **September 19, 2023 at 2:00 PM**, all that property described in said Deed of Trust including but not limited to:
Tax ID# 06-0452177
Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.
TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale. Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.
If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 23-293196.

William M. Savage, et al., Substitute Trustees.

LOGS LEGAL GROUP LLP,
10021 Balls Ford Road, Suite 200,
Manassas, Virginia 20109
(410) 769-9797

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Aug 30,Sep 6,13 2023 0012432403

852 **Anne Arundel County** | 852 **Anne Arundel County**

COHN, GOLDBERG & DEUTSCH, LLC
1099 WINTERSON ROAD, SUITE 301
LINTHICUM HEIGHTS, MARYLAND 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

978 ANNAPOLIS ROAD
GAMBRILLS, MD 21054

By authority contained in a Deed of Trust dated April 12, 2004 and recorded in Liber 14991, Folio 122 among the Land Records of Anne Arundel County, Maryland, with an original principal balance of $260,000.00, and an interest rate of 5.870%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Courthouse door for the Circuit Court for Anne Arundel County, 8 Church Circle, Annapolis, MD 21401, on

September 26, 2023 AT 9:36 AM

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.
Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of $18,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.
TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on themself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.
(CGD File #: 459851)
Richard E. Solomon, et al., Sub. Trustees
LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

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Sep 6,13,20 2023 0012434276



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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7538 ROCK CREEK WAY
PASADENA, MD 21122

Under a power of sale contained in a certain Deed of Trust dated September 24, 2007, recorded in Liber 19543, Folio 688 among the Land Records of Anne Arundel County, MD, with an original principal balance of $200,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

SEPTEMBER 26, 2023 AT 9:22 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.
The property, believed to be waterfront, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 340334-2)
Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees
LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

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Sep 6,13,20 2023 0012434303

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1700 BAYSIDE BEACH RD.
PASADENA, MD 21122

Under a power of sale contained in a certain Deed of Trust dated March 17, 2011, recorded in Liber 23327, Folio 340 among the Land Records of Anne Arundel County, MD, with an original principal balance of $417,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

SEPTEMBER 26, 2023 AT 9:20 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $38,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 339017-1)
Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees
LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

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Sep 6,13,20 2023 0012434301

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LINTHICUM HEIGHTS, MARYLAND 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1405 BRADEN LOOP
GLEN BURNIE, MD 21061

By authority contained in a Deed of Trust dated April 3, 2017 and recorded in Liber 30808, Folio 272 among the Land Records of Anne Arundel County, Maryland, with an original principal balance of $329,806.00, and an interest rate of 3.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Courthouse door for the Circuit Court for Anne Arundel County, 8 Church Circle, Annapolis, MD 21401, on

September 26, 2023 AT 9:34 AM

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.
Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of $31,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.
TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on themself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.
(CGD File #: 460231)
Richard E. Solomon, et al., Sub. Trustees
LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

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Sep 6,13,20 2023 0012434275

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LINTHICUM HEIGHTS, MARYLAND 21090
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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

19 WEEMS CREEK DRIVE
ANNAPOLIS, MD 21401

By authority contained in a Deed of Trust dated June 13, 2007 and recorded in Liber 19280, Folio 359 among the Land Records of Anne Arundel County, Maryland modified by Loan Modification Agreement recorded on February 5, 2016, in the Land Records of Anne Arundel County at Liber No. 29252, Folio 142, with an original principal balance of $417,000.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Courthouse door for the Circuit Court for Anne Arundel County, 8 Church Circle, Annapolis, MD 21401, on

September 26, 2023 AT 9:32 AM

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.
Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of $40,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.
TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on themself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.
(CGD File #: 460014)
This property will be sold subject to the IRS right of redemption for a period of 120 days after the sale.
Richard E. Solomon, et al., Sub. Trustees
LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

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Sep 6,13,20 2023 0012434271

852 **Anne Arundel County** | 852 **Anne Arundel County**

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6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8324 CLOUD ST.
LAUREL, MD 20724

Under a power of sale contained in a certain Deed of Trust dated April 20, 2012, recorded in Liber 24693, Folio 295 among the Land Records of Anne Arundel County, MD, with an original principal balance of $108,450.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

SEPTEMBER 19, 2023 AT 9:40 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 330315-1)
Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees
LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

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(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3565 RIVA RD.
DAVIDSONVILLE, MD 21035

Under a power of sale contained in a certain Deed of Trust dated August 31, 2010, recorded in Liber 22642, Folio 216 among the Land Records of Anne Arundel County, MD, with an original principal balance of $528,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

SEPTEMBER 19, 2023 AT 9:38 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $49,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 353413-1)
Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees
LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

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Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1117 CARINOSO CIR.
SEVERN, MD 21144

Under a power of sale contained in a certain Deed of Trust dated March 23, 2016, recorded in Liber 29437, Folio 156 among the Land Records of Anne Arundel County, MD, with an original principal balance of $328,387.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

SEPTEMBER 19, 2023 AT 9:36 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 362724-1)
Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees
LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

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LINTHICUM HEIGHTS, MARYLAND 21090
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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8725 AUTUMN RIDGE COURT
ODENTON, MD 21113

By authority contained in a Deed of Trust dated November 2, 2010 and recorded in Liber 22925, Folio 137 among the Land Records of Anne Arundel County, Maryland, with an original principal balance of $272,500.00, and an interest rate of 4.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Courthouse door for the Circuit Court for Anne Arundel County, 8 Church Circle, Annapolis, MD 21401, on

September 19, 2023 AT 9:50 AM

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.
Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of $21,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.
TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on themself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.
(CGD File #: 459624)
Richard E. Solomon, et al., Sub. Trustees
LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

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Aug 30,Sep 6,13 2023 0012433510

852 Anne Arundel County

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Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**248 W. EDGEVALE RD.
BALTIMORE, MD 21225**

Under a power of sale contained in a certain Deed of Trust dated December 17, 2013, recorded in Liber 26982, Folio 134 among the Land Records of Anne Arundel County, MD, with an original principal balance of $180,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

SEPTEMBER 12, 2023 AT 9:24 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $9,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 344525-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees
LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Aug 23,30,Sep 6 2023 0012432700

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**320 OLD RIVERSIDE RD.
BALTIMORE, MD 21225**

Under a power of sale contained in a certain Deed of Trust dated May 9, 2014, recorded in Liber 27381, Folio 449 among the Land Records of Anne Arundel County, MD, with an original principal balance of $81,338.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

SEPTEMBER 12, 2023 AT 9:28 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $8,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 355615-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees
LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Aug 23,30,Sep 6 2023 0012432802

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852 Anne Arundel County

Samuel I. White, P.C.
448 Viking Drive, Suite 350
Virginia Beach, VA 23452

SUBSTITUTE TRUSTEES' SALE OF VALUABLE FEE SIMPLE PROPERTY
KNOWN AS
**200 Ferndale Road
Glen Burnie, MD 21061**

Under and by virtue of the power of sale contained in a certain Deed of Trust to LAWYERS TITLE REALTY SRVC. INC. , Trustee(s), dated October 16, 2009, and recorded among the Land Records of **ANNE ARUNDEL COUNTY**, MARYLAND in Liber 21672, folio 052, the holder of the indebtedness secured by this Deed of Trust having appointed the undersigned Substitute Trustees, by instrument duly recorded among the aforesaid Land Records, default having occurred under the terms thereof, and at the request of the party secured thereby, the undersigned Substitute Trustee will offer for sale at public auction at THE ANNE ARUNDEL COUNTY COURTHOUSE LOCATED AT 8 CHURCH CIR, ANNAPOLIS, MD 21401 ON,

SEPTEMBER 11, 2023 at 10:00 AM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in ANNE ARUNDEL COUNTY, MD and described as follows:

BEING KNOWN AND DESIGNATED AS LOT NO. 32 ON THE PLAT OF FERNDALE HILLTOP DATED SEPTEMBER 27, 1928 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER FSR NO. 49, FOLIO 263, NOW FILED, CABINET I, ROD U, FOLIO 13, SAID LOT FRONTING ON FERNDALE AVENUE (ALSO KNOWN AS FERNDALE ROAD) 82.67 FEET WITH AN IRREGULAR DEPTH OF FROM 200 FEET TO 205.46 FEET.

The property will be sold in an "AS IS WHERE IS" condition without either express or implied warranty or representation, including but not limited to the description, fitness for a particular purpose or use, structural integrity, physical condition, construction, extent of construction, workmanship, materials, liability, zoning, subdivision, environmental condition, merchantability, compliance with building or housing codes or other laws, ordinances or regulations, or other similar matters, and subject to easements, agreements and restrictions of record which affect the same, if any. The property will be sold subject to all conditions, liens, restrictions and agreements of record affecting same including any condominium and of HOA assessments pursuant to Md Real Property Article 11-110.

TERMS OF SALE: A deposit of $20,000.00 PAYABLE ONLY BY certified funds, shall be required at the time of sale. CASH WILL NOT BE AN ACCEPTABLE FORM OF DEPOSIT. The balance of the purchase price with interest at 4.875% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale. There will be no abatement of interest for any reason. Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser. There will be no abatement of taxes, public charges and special or regular assessments for any reason. If applicable, condominium and/or homeowner association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited, and the property may be resold at risk and costs of the defaulting purchaser and the purchaser agrees to pay reasonable attorneys' fees for the Substitute trustees, plus all cost incurred, if the Substitute Trustee's have filed the appropriate motion with the Court to resell the property. The purchasers waives personal service of any papers filed in connection with such a motion and expressly agrees to The purchaser agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is return of the deposit.
The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into a repayment agreement, reinstated, or paid off the loan prior to sale. In any such event, this sale shall be null and void, and the Purchaser's sol remedy, in law or equity, shall be the return of the deposit without interest.
Trustee's File No. (68694)

Robert A. Jones, et al SUBSTITUTE TRUSTEES

A181, A316, A311, A183, A425, A426, A461, A463, A508

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Aug 23,30,Sep 6 2023 L0011212

**TRUSTEE'S SALE
1817 Lansing Road, Glen Burnie, MD 21060**

Trustee's Sale of valuable leasehold property improved by premises known as 1817 Lansing Road, Glen Burnie, MD 21060. By virtue of the power and authority contained in a Deed of Trust, dated September 7, 2004, and recorded in Liber 15335 at Page 771 among the land records of the **County of Anne Arundel**, in the original principal amount of $86,900.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF ANNE ARUNDEL, at 8 Church Circle, Annapolis, Maryland, on **September 19, 2023 at 4:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 03-418-01499202

Said property is subject to an annual ground rent in the amount of $120.00 and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 20-287220.

William M. Savage, et al., Substitute Trustees
LOGS LEGAL GROUP LLP,
10021 Balls Ford Road, Suite 200,
Manassas, Virginia 20109
(410) 769-9797

A181, A316, A311, A183, A425, A426, A461, A463, A508

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Aug 30,Sep 6,13 2023 0012432825

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852 Anne Arundel County

Samuel I. White, P.C.
448 Viking Drive, Suite 350
Virginia Beach, VA 23452

SUBSTITUTE TRUSTEES' SALE OF VALUABLE FEE SIMPLE PROPERTY
KNOWN AS
**6506 Wilson Road
Friendship, MD 20758**

Under and by virtue of the power of sale contained in a certain Deed of Trust to PRLAP, INC. , Trustee(s), dated March 21, 2008, and recorded among the Land Records of **ANNE ARUNDEL COUNTY**, MARYLAND in Liber 20075, folio 020, the holder of the indebtedness secured by this Deed of Trust having appointed the undersigned Substitute Trustees, by instrument duly recorded among the aforesaid Land Records, default having occurred under the terms thereof, and at the request of the party secured thereby, the undersigned Substitute Trustee will offer for sale at public auction at THE ANNE ARUNDEL COUNTY COURTHOUSE LOCATED AT 8 CHURCH CIR, ANNAPOLIS, MD 21401 ON,

SEPTEMBER 11, 2023 at 10:00 AM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in ANNE ARUNDEL COUNTY, MD and described as follows:

BEING KNOWN AND DESIGNATED AS LOT NUMBERED FORTY-TWO (42) AS SHOWN ON THE PLAT OF WOODED VALLEY ESTATES, PLAT 2, WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 69 AT FOLIO 34. BEING IN THE 8TH ELECTION DISTRICT OF SAID COUNTY.

THE PROPERTY IS SUBJECT TO A PRIOR MORTGAGE. IF AVAILABLE THE AMOUNT WILL BE ANNOUNCED AT THE TIME OF THE SALE.

The property will be sold in an "AS IS WHERE IS" condition without either express or implied warranty or representation, including but not limited to the description, fitness for a particular purpose or use, structural integrity, physical condition, construction, extent of construction, workmanship, materials, liability, zoning, subdivision, environmental condition, merchantability, compliance with building or housing codes or other laws, ordinances or regulations, or other similar matters, and subject to easements, agreements and restrictions of record which affect the same, if any. The property will be sold subject to all conditions, liens, restrictions and agreements of record affecting same including any condominium and of HOA assessments pursuant to Md Real Property Article 11-110.

TERMS OF SALE: A deposit of $20,000.00 PAYABLE ONLY BY certified funds, shall be required at the time of sale. CASH WILL NOT BE AN ACCEPTABLE FORM OF DEPOSIT. The balance of the purchase price with interest at 4.24% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale. There will be no abatement of interest for any reason. Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser. There will be no abatement of taxes, public charges and special or regular assessments for any reason. If applicable, condominium and/or homeowner association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited, and the property may be resold at risk and costs of the defaulting purchaser and the purchaser agrees to pay reasonable attorneys' fees for the Substitute trustees, plus all cost incurred, if the Substitute Trustee's have filed the appropriate motion with the Court to resell the property. The purchasers waives personal service of any papers filed in connection with such a motion and expressly agrees to The purchaser agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is return of the deposit.
The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into a repayment agreement, reinstated, or paid off the loan prior to sale. In any such event, this sale shall be null and void, and the Purchaser's sol remedy, in law or equity, shall be the return of the deposit without interest.
Trustee's File No. (49997)

JOHN E. DRISCOLL, III,
et al SUBSTITUTE TRUSTEES

A181, A316, A311, A183, A425, A426, A461, A463, A508

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Aug 23,30,Sep 6 2023 L0011026

**TRUSTEE'S SALE
1014 Saint Charles Drive, Annapolis, MD 21409**

Trustee's Sale of valuable fee simple property improved by premises known as 1014 Saint Charles Drive, Annapolis, MD 21409. By virtue of the power and authority contained in a Deed of Trust, dated May 22, 2009, and recorded in Liber 21199 at Page 330 among the land records of the County of **Anne Arundel**, in the original principal amount of $421,488.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF ANNE ARUNDEL, at 8 Church Circle, Annapolis, Maryland, on **September 19, 2023 at 4:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 03-165-19356000

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 22-291455.

William M. Savage, et al., Substitute Trustees.
LOGS LEGAL GROUP LLP,
10021 Balls Ford Road, Suite 200,
Manassas, Virginia 20109
(410) 769-9797

A181, A316, A311, A183, A425, A426, A461, A463, A508

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Aug 30,Sep 6,13 2023 0012432953

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852 Anne Arundel County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**575 RIVERVIEW RD.
PASADENA, MD 21122**

Under a power of sale contained in a certain Deed of Trust dated December 27, 2011, recorded in Liber 24201, Folio 57 among the Land Records of Anne Arundel County, MD, with an original principal balance of $325,274.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

SEPTEMBER 12, 2023 AT 9:30 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #03-153-28118800 & #03-153-90216904. The property, believed to be waterfront, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 355581-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees
LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Aug 23,30,Sep 6 2023 0012432803

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853 Calvert County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**342 OVERLOOK DR.
LUSBY, MD 20657**

Under a power of sale contained in a certain Deed of Trust dated September 28, 2011, recorded in Liber 3794, Folio 192 among the Land Records of Calvert County, MD, with an original principal balance of $221,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Calvert County, at the Court House Door, 175 Main St., Prince Frederick, MD 20678, on

SEPTEMBER 19, 2023 AT 4:00 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Calvert County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 354727-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Aug 30,Sep 6,13 2023 0012433543

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853 Calvert County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**1985 GRAYS RD.
PRINCE FREDERICK, MD 20678**

Under a power of sale contained in a certain Deed of Trust dated May 24, 2017, recorded in Liber 5005, Folio 203 among the Land Records of Calvert County, MD, with an original principal balance of $337,487.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Calvert County, at the Court House Door, 175 Main St., Prince Frederick, MD 20678, on

SEPTEMBER 12, 2023 AT 4:05 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Calvert County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 335451-2)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

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Aug 23,30,Sep 6 2023 0012432697

COHN, GOLDBERG & DEUTSCH, LLC
1099 WINTERSON ROAD, SUITE 301
LINTHICUM HEIGHTS, MARYLAND 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**11660 COWPOKE CIRCLE
LUSBY, MD 20657**

By authority contained in a Deed of Trust dated October 27, 2014 and recorded in Liber 4468, Folio 0111 among the Land Records of Calvert County, Maryland, with an original principal balance of, and an interest rate of 5.060%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Courthouse door for the Circuit Court for Calvert County, 175 Main Street, Prince Frederick, Maryland 20678, on

September 26, 2023 AT 3:45 PM

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Calvert County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.
Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of $18,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.
TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on themself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 457604)

Richard E. Solomon, et al., Sub. Trustees

ALEX COOPER auctioneers
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Sep 6,13,20 2023 0012434241

853 Calvert County

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6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**55 ADELINA RD.
PRINCE FREDERICK, MD 20678**

Under a power of sale contained in a certain Deed of Trust dated November 30, 2017, recorded in Liber 5108, Folio 123 among the Land Records of Calvert County, MD, with an original principal balance of $264,646.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Calvert County, at the Court House Door, 175 Main St., Prince Frederick, MD 20678, on

SEPTEMBER 26, 2023 AT 3:50 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Calvert County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $25,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 355585-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
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www.alexcooper.com

Sep 6,13,20 2023 0012434304

875 Fauquier County

**TRUSTEE'S SALE OF
8393 MEETZE ROAD,
WARRENTON, VA 20187**

In execution of a certain Deed of Trust dated January 26, 2022, in the original principal amount of $3,209,008.00 recorded in the Clerk's Office, Circuit Court for **Fauquier County**, Virginia, in Book 1717 at Page 1737 as Instrument No. 2022-00001815 . The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for Fauquier County, 40 Culpeper Street, Warrenton, Virginia or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court on **October 19, 2023, at 10:45 AM**, the property described in said Deed of Trust, located at the above address, and more particularly described as follows: ALL THOSE TWO CERTAIN TRACTS OF LAND FRONTING ON ROUTE 643, OR THE ROAD FROM WARRENTON TO CALVERTON, CENTER DISTRICT, FAUQUIER COUNTY, VIRGINIA, CONTAINING AN AGGREGATE OF 20.3616 ACRES, HAVING A TAX MAP NUMBER OF 6993-15-3605 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TRACT I: ALL THAT CERTAIN TRACT OR PARCEL OF LAND WITH THE BUILDING SITUATE THEREON CONTAINING 4.8431 ACRES, MORE OR LESS, ACCORDING TO PLAT AND SURVEY OF FRED BARTENSTEIN DATED MARCH 19, 1956, AS RECORDED WITH AND MADE A PART OF THE DEED TO WILLIAM L. BRAGG, JR., AND GOLDA SUTTON BRAFF FROM EVAN G. CREEL AND LUCY K. CREEL, HUSBAND AND WIFE, DATED JUNE 1, 1956, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF FAUQUIER COUNTY, VIRGINIA, IN DEED BOOK 195 AT PAGE 421; AND TRACT II: ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 15.5185 ACRES, MORE OR LESS, ACCORDING TO PLAT AND SURVEY OF FRED BARTENSTEIN DATED MARCH 19, 1956, RECORDED WITH AND MADE A PART OF THE DEED TO WILLIAM L. BRAGG, JR. AND GOLDA SUTTON BRAGG FROM EVAN G. CREEL AND LUCY H. CREEL, HUSBAND AND WIFE, DATED JUNE 1, 1956, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 195 AT PAGE 425. LESS AND EXCEPT 2,822 SQUARE FEET AS DESCRIBED IN CERTIFICATE OF TAKE RECORDED IN DEED BOOK 1588, PAGE 88 AND BOOK 1667, PAGE 611.

TERMS OF SALE: ALL CASH. A bidder's deposit of ten percent (10%) of the sale price or ten percent (10%) of the original principal balance of the subject Deed of Trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee must be present at the time of the sale. The balance of the purchase price will be due within fifteen (15) days of sale, otherwise Purchaser's deposit may be forfeited to Trustee. Time is of the essence. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled to a return of the deposit paid. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a $50 cancellation fee from the Substitute Trustee, but shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.bwwsales.com. Additional terms, if any, to be announced at the sale and the Purchaser may be given the option to execute the contract of sale electronically. This is a communication from a debt collector and any information obtained will be used for that purpose. The sale is subject to seller confirmation. Substitute Trustee: Equity Trustees, LLC, 8100 Three Chopt Road, Suite 240, Richmond, VA 23229. For more information contact: BWW Law Group, LLC, attorneys for Equity Trustees, LLC, 6003 Executive Blvd, Suite 101, Rockville, MD 20852, 301-961-6555, website: www.bwwsales.com. VA-365145-1.

Aug 30,Sep 6,13,20 2023 L0011317

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875 Fauquier County

**TRUSTEE'S SALE OF
9876 COBBLESTONE DRIVE,
WARRENTON, VA 20186**

In execution of a certain Deed of Trust dated April 21, 2020, in the original principal amount of $407,261.00 recorded in the Clerk's Office, Circuit Court for **Fauquier County**, Virginia, in Book 1628 at Page 1212 as Instrument No. 2020-00004027 . The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for Fauquier County, 40 Culpeper Street, Warrenton, Virginia or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court on **November 1, 2023, at 12:45 PM**, the property described in said Deed of Trust, located at the above address, and more particularly described as follows: LOT 10, SECTION ONE, ENGLISH MEADOWS, ON PLAT OF SAID SUBDIVISION BY JAMES H. HARRIS & ASSOCIATES, INC. DATED JULY 17, 1987, RECORDED IN CLERK'S OFFICE OF THE CIRCUIT COURT OF FAUQUIER COUNTY, VIRGINIA, IN DEED BOOK 591 AT PAGE 1304.

TERMS OF SALE: ALL CASH. A bidder's deposit of ten percent (10%) of the sale price or ten percent (10%) of the original principal balance of the subject Deed of Trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee must be present at the time of the sale. The balance of the purchase price will be due within fifteen (15) days of sale, otherwise Purchaser's deposit may be forfeited to Trustee. Time is of the essence. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled to a return of the deposit paid. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a $50 cancellation fee from the Substitute Trustee, but shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.bwwsales.com. Additional terms, if any, to be announced at the sale and the Purchaser may be given the option to execute the contract of sale electronically. This is a communication from a debt collector and any information obtained will be used for that purpose. The sale is subject to seller confirmation. Substitute Trustee: Equity Trustees, LLC, 8100 Three Chopt Road, Suite 240, Richmond, VA 23229. For more information contact: BWW Law Group, LLC, attorneys for Equity Trustees, LLC, 6003 Executive Blvd, Suite 101, Rockville, MD 20852, 301-961-6555, website: www.bwwsales.com. VA-365040-1.

Aug 30,Sep 6,Oct 4 2023 0012433685

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855 Charles County

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**2707 PINEWOOD DR.
WALDORF, MD 20601**

Under a power of sale contained in a certain Deed of Trust dated August 10, 2017, recorded in Liber 9960, Folio 308 among the Land Records of Charles County, MD, with an original principal balance of $241,600.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Charles County, 200 Charles St., La Plata, MD 20646, (Sale will be held in the breezeway between the Circuit Court and the District Court), on

SEPTEMBER 12, 2023 AT 1:30 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Charles County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 346484-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

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Aug 23,30,Sep 6 2023 0012432698

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6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**4555 STRAUSS AVE.
INDIAN HEAD, MD 20640**

Under a power of sale contained in a certain Deed of Trust dated February 5, 2016, recorded in Liber 9238, Folio 73 among the Land Records of Charles County, MD, with an original principal balance of $67,100.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Charles County, 200 Charles St., La Plata, MD 20646, (Sale will be held in the breezeway between the Circuit Court and the District Court), on

SEPTEMBER 12, 2023 AT 1:32 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Charles County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $6,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 357169-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

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Aug 23,30,Sep 6 2023 0012432699

855 Charles County

Hofmeister Robinson & DiPietro
11350 McCormick Road
Executive Plaza II, Suite 601
Hunt Valley, Maryland 21031
410-832-8822

**SUBSTITUTE TRUSTEES' SALE
SINGLE-FAMILY HOME**

**9789 CHARLES STREET
LA PLATA, MD 20646**

Under a power of sale contained in a certain Indemnity Deed of Trust (the "Deed of Trust") from Louis D. Grasso, not personally but as Substitute Trustee on behalf of the Grasso Family Trust dated March 17, 2009 and recorded in Liber 06802, folio 0400 among the Land Records of Charles County, MD, default having occurred under the terms thereof, and at the request of the parties secured thereby, the undersigned Substitute Trustees will sell at public auction at the Circuit Court for Charles County, 200 Charles St., La Plata, MD 20646, (Sale will be held in the breezeway between the Circuit Court and the District Court), on

SEPTEMBER 19, 2023 AT 1:30 PM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS thereon, if any, situated in Charles County, Maryland and more fully described in the aforesaid Deed of Trust.
The property is believed to be improved by a historic (circa 1857) single family colonial style dwelling with (+/-) 4,156 s.f. above ground living space, front porch entry, 5 bedrooms, 4 full baths, a ½ bath, and a 2-car attached garage located on approximately 10.2650 acres of land (+/-). Tax ID No. 01-013386
The property will be sold in an "as is" condition and subject to all covenants, conditions, liens, restrictions, easements, agreements and rights-of-way as may affect same, if any and with no warranty of any kind.
TERMS OF SALE: A deposit of $60,000 will be required at the time of sale, such deposit to be in cashier's check or certified check, or other form acceptable to the Substitute Trustees in their sole discretion. Balance of the purchase price is to be paid in cash within ten (10) days of the final ratification of sale by the Circuit Court for Charles County. If payment of the balance does not take place within ten (10) days of ratification, the deposit may be forfeited or property may be resold at the risk and expense of the defaulting purchaser. The defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from date of sale to date funds are received in the office of the Substitute Trustees in the event the property is purchased by someone other than the holder of the indebtedness. In the event settlement is delayed for any reason, there shall be no abatement of interest. All taxes, ground rent, water, condominium fees and/or homeowner association dues, all public charges, assessments payable on an annual basis, including sanitary and/or metropolitan district charges, and front foot benefit charges, if applicable, to be adjusted to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps, transfer taxes, agricultural transfer taxes and settlement expenses for the property shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit to purchaser, this sale shall be void and of no effect, and the purchaser shall have no further claims against the Substitute Trustees. The conveyance of the property by the Substitute Trustees to the purchaser at settlement shall be by Trustees' Deed without covenants or special warranties.
The Substitute Trustees reserve the right to: (1) accept or reject any and all bids and to sell the property in any manner which the Substitute Trustees determine, in their sole discretion, may provide the highest yield to the secured party, (2) modify or waive the requirement for bidders' deposits and terms of sale and/or settlement, and (3) to withdraw all or any part of the property from the sale prior to acceptance of the final bid.
The property will be sold in an "AS IS" condition and without any recourse, representations or warranties, either express or implied, as to its nature, condition or description. No representations are made as to the property. Neither the Substitute Trustees, nor any other party, make any warranty or representation of any kind or nature regarding the physical condition of, the description of, or title to the property. The property will be sold subject to any violation notices and subject to all conditions, restrictions, easements, covenants, encumbrances, and agreements of record and all terms, conditions, notes, and matters as set forth and described in the Deed of Trust. The purchaser is responsible for, and the property is sold subject to, any environmental matter or condition, whether latent or observable, if any, that may exist at or affect or relate to the property and to any governmental requirements affecting the same.
NOTE: The information contained herein was obtained from sources deemed to be reliable, but is offered for informational purposes only. Neither the auctioneer, the beneficiary of the Deed of Trust, the Substitute Trustees nor their agents or attorneys make any representations or warranties with respect to the accuracy of information.
PROSPECTIVE PURCHASERS ARE URGED TO PERFORM THEIR OWN DUE DILIGENCE WITH RESPECT TO THE PROPERTY PRIOR TO THE FORECLOSURE AUCTION. For additional information, please contact the Substitute Trustees.

Ralph J. DiPietro and Scott R. Robinson,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Aug 30,Sep 6,13 2023 0012433345

877 Spotsylvania County

**TRUSTEE'S SALE OF
1415 BRIMSTONE DR,
FREDERICKSBURG, VA 22407**

In execution of a certain Deed of Trust dated October 31, 2007, in the original principal amount of $265,000.00 recorded in the Clerk's Office, Circuit Court for **Spotsylvania County**, Virginia as Instrument No. 200700030647 . The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for Spotsylvania County, 9107 Judicial Center Lane, Spotsylvania, Virginia or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court on **October 5, 2023, at 12:30 PM**, the property described in said Deed of Trust, located at the above address, and more particularly described as follows: ALL THAT CERTAIN LOT OR PARCEL OF LAND WITH ALL RIGHTS AND PRIVILEGES THERETO APPURTENANT, SITUATE, LYING AND BEING IN THE CHANCELLOR DISTRICT OF SPOTSYLVANIA COUNTY, VIRGINIA, DESIGNATED AS LOT NUMBER 76, IN SECTION TWO-B OF WILBURN FARMS, AS SHOWN ON THE PLAT THEREOF MADE APRIL 13, 1983, BY SULLIVAN, DONAHOE AND INGALLS, A COPY OF WHICH PLAT IS DULY RECORDED IN THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA IN PLAT BOOK 15, PAGE 10.

TERMS OF SALE: ALL CASH. A bidder's deposit of ten percent (10%) of the sale price or ten percent (10%) of the original principal balance of the subject Deed of Trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee must be present at the time of the sale. The balance of the purchase price will be due within fifteen (15) days of sale, otherwise Purchaser's deposit may be forfeited to Trustee. Time is of the essence. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled to a return of the deposit paid. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a $50 cancellation fee from the Substitute Trustee, but shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.bwwsales.com. Additional terms, if any, to be announced at the sale and the Purchaser may be given the option to execute the contract of sale electronically. This is a communication from a debt collector and any information obtained will be used for that purpose. The sale is subject to seller confirmation. Substitute Trustee: Equity Trustees, LLC, 8100 Three Chopt Road, Suite 240, Richmond, VA 23229. For more information contact: BWW Law Group, LLC, attorneys for Equity Trustees, LLC, 6003 Executive Blvd, Suite 101, Rockville, MD 20852, 301-961-6555, website: www.bwwsales.com. VA-354926-2.

Aug 30,Sep 6 2023 L0011029

877 Spotsylvania County

**TRUSTEE'S SALE OF
4312 TURRIFF LN,
FREDERICKSBURG, VA 22408**

In execution of a certain Deed of Trust dated May 12, 2022, in the original principal amount of $256,389.00 recorded in the Clerk's Office, Circuit Court for **Spotsylvania County**, Virginia as Instrument No. 220010873 . The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for Spotsylvania County, 9107 Judicial Center Lane, Spotsylvania, Virginia or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court on **October 5, 2023, at 12:30 PM**, the property described in said Deed of Trust, located at the above address, and more particularly described as follows: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SPOTSYLVANIA, STATE OF VA, AND IS DESCRIBED AS FOLLOWS: LOT TWENTY-FIVE (25). TURNBERRY EAST, AS THE SAME APPEARS DULY SUBDIVIDED. PLATTED AND RECORDED AT INSTRUMENT #200600029975, AMONG THE LAND RECORDS OF SPOTSYLVANIA COUNTY, VIRGINIA.

TERMS OF SALE: ALL CASH. A bidder's deposit of ten percent (10%) of the sale price or ten percent (10%) of the original principal balance of the subject Deed of Trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee must be present at the time of the sale. The balance of the purchase price will be due within fifteen (15) days of sale, otherwise Purchaser's deposit may be forfeited to Trustee. Time is of the essence. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled to a return of the deposit paid. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a $50 cancellation fee from the Substitute Trustee, but shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.bwwsales.com. Additional terms, if any, to be announced at the sale and the Purchaser may be given the option to execute the contract of sale electronically. This is a communication from a debt collector and any information obtained will be used for that purpose. The sale is subject to seller confirmation. Substitute Trustee: Equity Trustees, LLC, 8100 Three Chopt Road, Suite 240, Richmond, VA 23229. For more information contact: BWW Law Group, LLC, attorneys for Equity Trustees, LLC, 6003 Executive Blvd, Suite 101, Rockville, MD 20852, 301-961-6555, website: www.bwwsales.com. VA-365290-1.

Aug 30,Sep 6 2023 L0011031

856 Frederick County

ORLANS PC
1602 VILLAGE MARKET BLVD. SE,
SUITE 310
LEESBURG, VA 20175
703-777-7101

**SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY
12102 Hardrock Circle
Monrovia, MD 21770**

Under a power of sale contained in a Deed of Trust from RICHARD EDWARD ESPINOSA AND PATRICIA SUE ESPINOSA, dated August 24, 2006 and recorded in Liber 6299, folio 337 among the Land Records of **FREDERICK COUNTY**, MD, default having occurred thereunder (Foreclosure Case docketed as Case No.C-10-CV-22-000460; Tax ID No.09-285431) the Sub. Trustees will sell at public auction at the FREDERICK COUNTY COURTHOUSE, located at 100 W. PATRICK ST, FREDERICK, MD 21701, on

SEPTEMBER 11, 2023 at 10:00 AM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in FREDERICK COUNTY, MD and more fully described in above referenced Deed of Trust.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any and with no warranty of any kind.

Terms of Sale: A deposit $45,000.00 will be required at the time of sale, such deposit to be in CERTIFIED CHECK OR BY CASHIER'S CHECK, CASH WILL NOT BE ACCEPTED. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for FREDERICK COUNTY. Time is of the essence as to the purchaser. If the purchaser defaults, the deposit shall be forfeited and the property shall be resold at the purchaser's risk and expense. The purchaser waives personal service and accepts service by first class mail and certified mail addressed to the address provided by said Purchaser as identified on the Memorandum of Sale for any Motion or Show Cause Order incident to this sale including a Motion to Default Purchaser and for Resale of the Property. In the event of a resale, the defaulting purchaser shall not be entitled to receive any benefit from the resale, including, but not limited to, additional proceeds or surplus which may arise therefrom. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received by the Substitute Trustees. There will be no abatement of interest in the event additional funds are tendered at the time of sale or any time prior to settlement or if the settlement is delayed for any reason. In the event that the Secured Party executes a forbearance agreement with the borrower(s) described in the above-mentioned Deed of Trust, or allows the borrower(s) to execute their right to reinstate or payoff the subject loan, prior to the sale, with or without the Substitute Trustee's prior knowledge, this Contract shall be null and void and of no effect, and the Purchaser's sole remedy shall be the return of the deposit without interest. Purchaser shall pay for documentary stamps, transfer taxes and settlement expenses. Taxes, ground rent, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, shall be adjusted to the date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. If the Substitute Trustee(s) are unable to convey insurable title for any reason, the purchaser(s) sole remedy in law or equity shall be limited to a refund of the aforementioned deposit without interest. In the event the sale is not ratified for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (File # 22-003235)

JAMES E. CLARKE,
CHRISTINE M. DREXEL,
JOANNA FORONADA,
SUBSTITUTE TRUSTEES

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Aug 23,30,Sep 6 2023 L0011091

855 Charles County

COHN, GOLDBERG & DEUTSCH, LLC
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LINTHICUM HEIGHTS, MARYLAND 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**7605 PORT TOBACCO ROAD
PORT TOBACCO, MD 20677**

By authority contained in a Deed of Trust dated April 9, 2019 and recorded in Liber 10619, Folio 250 among the Land Records of Charles County, Maryland, with an original principal balance of $373,500.00, and an interest rate of 4.125%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Courthouse door for the Circuit Court for Charles County, 200 Charles St, La Plata, MD 20646, on

September 19, 2023 AT 1:25 PM

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Charles County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.
Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of $34,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.
TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on themself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 460233)

Richard E. Solomon, et al., Sub. Trustees

ALEX COOPER auctioneers
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www.alexcooper.com

Aug 30,Sep 6,13 2023 0012433512

878 Stafford County

**TRUSTEE'S SALE OF
1813 RICHMOND HWY F/K/A
JEFFERSON DAVIS HWY,
STAFFORD, VA 22554**

In execution of a certain Deed of Trust dated August 23, 2012, in the original principal amount of $60,000.00 recorded in the Clerk's Office, Circuit Court for **Stafford County**, Virginia as Instrument No. 120018627 . The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for Stafford County, 1300 Courthouse Road, Stafford, Virginia or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court on **October 19, 2023, at 12:30 PM**, the property described in said Deed of Trust, located at the above address, and more particularly described as follows: ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE LYING AND BEING IN AQUIA MAGISTERIAL DISTRICT, STAFFORD COUNTY, VIRGINIA, CONTAINING 2.000 AC. AS SHOWN ON SURVEY PREPARED BY JOHN B. VANCE, JR., C.L.S., DATED JUNE 13, 1985.

TERMS OF SALE: ALL CASH. A bidder's deposit of ten percent (10%) of the sale price or ten percent (10%) of the original principal balance of the subject Deed of Trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee must be present at the time of the sale. The balance of the purchase price will be due within fifteen (15) days of sale, otherwise Purchaser's deposit may be forfeited to Trustee. Time is of the essence. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled to a return of the deposit paid. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a $50 cancellation fee from the Substitute Trustee, but shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.bwwsales.com. Additional terms, if any, to be announced at the sale and the Purchaser may be given the option to execute the contract of sale electronically. This is a communication from a debt collector and any information obtained will be used for that purpose. The sale is subject to seller confirmation. Substitute Trustee: Equity Trustees, LLC, 8100 Three Chopt Road, Suite 240, Richmond, VA 23229. For more information contact: BWW Law Group, LLC, attorneys for Equity Trustees, LLC, 6003 Executive Blvd, Suite 101, Rockville, MD 20852, 301-961-6555, website: www.bwwsales.com. VA-365425-1.

Sep 6,13,20 2023 L0011321

**TRUSTEE'S SALE OF
32 WOOD LANDING RD,
FREDERICKSBURG, VA 22405**

In execution of a certain Deed of Trust dated November 5, 2012, in the original principal amount of $190,775.00 recorded in the Clerk's Office, Circuit Court for **Stafford County**, Virginia as Instrument No. 120024373 . The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for Stafford County, 1300 Courthouse Road, Stafford, Virginia or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court on **October 5, 2023, at 11:15 AM**, the property described in said Deed of Trust, located at the above address, and more particularly described as follows: ALL THAT CERTAIN LOT OR PARCEL OF LAND, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN GEORGE WASHINGTON MAGISTERIAL DISTRICT, STAFFORD COUNTY, VIRGINIA, KNOWN AND DESCRIBED AS PARCEL 6, CLIFT VILLAGE SUBDIVISION, AS SHOWN ON PLAT OF SUBDIVISION DATED MAY 31, 1973, PREPARED BY JOHN B. VANCE, JR., C.L.S., AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA IN PLAT BOOK 5, PAGE 304.

TERMS OF SALE: ALL CASH. A bidder's deposit of ten percent (10%) of the sale price or ten percent (10%) of the original principal balance of the subject Deed of Trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee must be present at the time of the sale. The balance of the purchase price will be due within fifteen (15) days of sale, otherwise Purchaser's deposit may be forfeited to Trustee. Time is of the essence. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled to a return of the deposit paid. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a $50 cancellation fee from the Substitute Trustee, but shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.bwwsales.com. Additional terms, if any, to be announced at the sale and the Purchaser may be given the option to execute the contract of sale electronically. This is a communication from a debt collector and any information obtained will be used for that purpose. The sale is subject to seller confirmation. Substitute Trustee: Equity Trustees, LLC, 8100 Three Chopt Road, Suite 240, Richmond, VA 23229. For more information contact: BWW Law Group, LLC, attorneys for Equity Trustees, LLC, 6003 Executive Blvd, Suite 101, Rockville, MD 20852, 301-961-6555, website: www.bwwsales.com. VA-360792-1.

Aug 30,Sep 6 2023 L0011251

879 Culpeper County

**TRUSTEE'S SALE OF
19196 FERGUSON LANE,
JEFFERSONTON, VA 22724**

In execution of a certain Deed of Trust dated February 11, 2008, in the original principal amount of $290,500.00 recorded in the Clerk's Office, Circuit Court for **Culpeper County**, Virginia as Instrument No. 080000891 . The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for Culpeper County, at the corner of West Davis Street and North West Street in the Town of Culpeper or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court on **October 5, 2023, at 9:30 AM**, the property described in said Deed of Trust, located at the above address, and more particularly described as follows: LOT B - BEGINNING AT AN IRON PIN IN THE SOUTH LINE OF AN OUTLET, CORNER WITH LOT A; THENCE WITH A S 43-05 E 1113.91' TO AN IRON PIN IN A FENCE ROW, CORNER WITH A IN THE VAN PATTEN LINE; THENCE WITH THAT LINE S 57-32 W 283.08' TO AN IRON PIN, CORNER WITH LOT C; THENCE WITH C N 39-40 W 1132.14' TO AN IRON PIN IN THE SOUTH LINE OF THE OUTLET; THENCE WITH THAT LINE N 64-54 E 221.50' TO THE BEGINNING, AND FURTHER DESCRIBED ON A PLAT RECORDED IN DEED BOOK 239, PAGE 384. THIS LOT CONTAINS 6.34 ACRES.

TERMS OF SALE: ALL CASH. A bidder's deposit of ten percent (10%) of the sale price or ten percent (10%) of the original principal balance of the subject Deed of Trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee must be present at the time of the sale. The balance of the purchase price will be due within fifteen (15) days of sale, otherwise Purchaser's deposit may be forfeited to Trustee. Time is of the essence. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled to a return of the deposit paid. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a $50 cancellation fee from the Substitute Trustee, but shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.bwwsales.com. Additional terms, if any, to be announced at the sale and the Purchaser may be given the option to execute the contract of sale electronically. This is a communication from a debt collector and any information obtained will be used for that purpose. The sale is subject to seller confirmation. Substitute Trustee: Equity Trustees, LLC, 8100 Three Chopt Road, Suite 240, Richmond, VA 23229. For more information contact: BWW Law Group, LLC, attorneys for Equity Trustees, LLC, 6003 Executive Blvd, Suite 101, Rockville, MD 20852, 301-961-6555, website: www.bwwsales.com. VA-362334-1

Aug 30,Sep 6 2023 L0011013

879 Culpeper County

**TRUSTEE'S SALE OF
14135 SOWERS LANE,
CULPEPER, VA 22701**

In execution of a certain Deed of Trust dated April 16, 2019, in the original principal amount of $234,671.00 recorded in the Clerk's Office, Circuit Court for **Culpeper County**, Virginia as Instrument No. 190001762 . The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for Culpeper County, at the corner of West Davis Street and North West Street in the Town of Culpeper or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court on **October 5, 2023, at 9:30 AM**, the property described in said Deed of Trust, located at the above address, and more particularly described as follows: ALL THAT CERTAIN TRACT OR PARCEL OF LAND, WITH ALL BUILDINGS AND IMPROVEMENTS THEREON AND APPURTENANCES THEREUNTO BELONGING, SITUATE, TYING AND BEING WEST OF STATE HIGHWAY ROUTE NO. 229 AND EAST OF STATE HIGHWAY ROUTE NO. 532 (ALUM SPRINGS CHURCH ROAD), IN CATALPA MAGISTERIAL DISTRICT, CULPEPER COUNTY, VIRGINIA, AND ACCORDING TO A SURVEY MADE BY BRIAN THROSSALL, SURVEYOR, ON MAY 28, 19861 CONTAINS 3.000 ACRES, MORE OR LESS, A PLAT OF WHICH IS RECORDED IN THE CLERK'S OFFICE OF CULPEPER COUNTY, VIRGINIA, IN DEAD BOOK 350, PAGE 23. TOGETHER WITH AN EASEMENT AND RIGHT OF WAY ON AND OVER THE EXISTING OUTLET ROAD RUNNING FROM THE LOT OR PARCEL OF LAND HEREIN CONVEYED OVER LANDS OF HENRY E. SOWERS, AND OVER THE LANDS OF TUTWILER, TO STATE HIGHWAY ROUTE NO. 632, WHICH IS THE SUBJECT TO A ROAD MAINTENANCE AGREEMENT, DATED DECEMBER 15, 1993, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 521, PAGE 1

TERMS OF SALE: ALL CASH. A bidder's deposit of ten percent (10%) of the sale price or ten percent (10%) of the original principal balance of the subject Deed of Trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee must be present at the time of the sale. The balance of the purchase price will be due within fifteen (15) days of sale, otherwise Purchaser's deposit may be forfeited to Trustee. Time is of the essence. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled to a return of the deposit paid. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a $50 cancellation fee from the Substitute Trustee, but shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.bwwsales.com. Additional terms, if any, to be announced at the sale and the Purchaser may be given the option to execute the contract of sale electronically. This is a communication from a debt collector and any information obtained will be used for that purpose. The sale is subject to seller confirmation. Substitute Trustee: Equity Trustees, LLC, 8100 Three Chopt Road, Suite 240, Richmond, VA 23229. For more information contact: BWW Law Group, LLC, attorneys for Equity Trustees, LLC, 6003 Executive Blvd, Suite 101, Rockville, MD 20852, 301-961-6555, website: www.bwwsales.com. VA-365115-1.

Aug 16,23,Sep 6 2023 L0011174

MARYLAND

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FOOD

WEDNESDAY, SEPTEMBER 6, 2023 MG EE K **E**







PHOTOS BY REY LOPEZ FOR THE WASHINGTON POST

The simple slice evolves into obsession for chefs

For many, cooking at a pizza joint was a rite of passage. Now, it's a passion.

BY TIM CARMAN

During high school, Tony Conte worked at a pizzeria beloved by locals in Hamden, Conn., where the owner was wholly dedicated to the craft of pie-making, at least by the standards of late-1980s America. Regardless, Conte's stint as a teenage cook at DiMatteo's didn't inspire him to follow in the footsteps of countless Italian Americans and open his own pizzeria. He figured he'd been there, done that. Nothing more to learn here. ¶ For a cook with any ambition in the 1980s and 1990s, the goal was not to open a pizza shop, but to land a job in New York or some other metropolis, maybe at one of the marquee restaurants that let its French flag fly. True to form, once he graduated from culinary school, Conte made his mark at fine-dining establishments, including Jean-Georges in New York City and the Oval Room in Washington, where he racked up the stars. SEE PIZZA ON E6

CLOCKWISE FROM TOP LEFT: Robbie Tutlewski, the chef and co-owner of Little Donna's in Baltimore, checks the doneness of the crust of a pie; the taco pizza at Little Donna; Tony Conte, chef and owner of Inferno Pizzeria Napoletana in Darnestown, Md.

MORE PIZZA!

Sunday in Travel: We crunch the data to find the most popular pies in the country.

Online: All of our pizza coverage is delivered at *wapo.st/bestpizza*

Cowboy caviar's legacy goes back beyond Texas lore



G. Daniela Galarza

EAT VORACIOUSLY

When I was 12 or 13, we drove 15 hours from Chicago to Dallas to visit my mom's brothers and sisters and my cousins. The only bright spots on that interminable trip were the restaurants we ate at along the way.

At some point, a few hours outside of Dallas, we stopped at a small storefront selling sandwiches and salads. I can't remember everything we ordered, but I do remember one plastic container of beans, corn, tomatoes, onions and peppers. It was labeled Texas Caviar, and I was almost mesmerized by the textures and flavors. I remember hoping I could snag the last bite of it. (I did!) That Texas caviar was the first bean salad I remember eating, but it would not be the last.

The recipe for what is also commonly known as cowboy caviar is credited to the prolific chef Helen Corbitt. Some sources say the born-and-bred New Yorker moved to Austin in 1931; others say it was in 1940. Either way, by 1955 she had been hired by then-Neiman Marcus president Stanley Marcus to run the retailer's in-house restaurant, the Zodiac Room. Corbitt's tenacity and creativity made the Zodiac Room a destination. Celebrities such as Charlton Heston, Zsa Zsa Gabor and Bob Hope dined frequently at her tables. In "The Best From Helen Corbitt's Kitchens," a posthumous cookbook and biography, editor Patty Vineyard MacDonald wrote that Corbitt often took inspiration from her SEE COWBOY CAVIAR ON E4

RECIPE ON E4
Cowboy Caviar

WINE

Wildfires in Sicily have exposed the island's wine industry to the perils of climate change and have some contemplating what the future looks like. **E5**

UPCOMING RESTAURANT COVERAGE

With football starting, Tim Carman checks out new concessions at FedEx Field, including Fuku by David Chang and Hill Country Barbecue. **FRIDAY IN WEEKEND**

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Tuna pasta salad is a key ingredient in a lot of great summertime memories



Ann Maloney
DINNER IN MINUTES

There's a scene in the 1997 movie, "As Good As it Gets," when Jack Nicholson challenges the notion that we all have a sad story to tell. "That's not true," his character says. "Some of us have great stories, pretty stories that take place at lakes with boats and friends and noodle salad .... A lot of people. That's their story. Good times. Noodle salad."

I often think of that scene when I take a bite of a cold pasta salad, especially on hot summer days that make the creamy dish seem, by turns, cooling and comforting.

I was reminded of that movie scene again when the topic of the thrifty and once-ubiquitous tuna pasta salad came up during a Food photo shoot at The Post. Several of my colleagues began telling sepia-hued tales of eating big bowls of the stuff every summer on screened porches with ceiling fans overhead or while on family picnics, swatting mosquitoes and sharing stories.

There was much talk about what went into such a salad and what didn't. Green peas were a sticking point. One colleague told of the kids using their forks to flick the offending peas to the floor and then nudging them through the spaces between the floorboards on the family's porch.

I didn't grow up eating these tuna salads, but those stories had me wishing I had, and they made me determined to fix myself a big bowl before summer took its final bow.

Whether you call them pasta salads, noodle salads or macaroni salads, the concoctions traditionally have a few things in common. They are served cold, most often include a mixture of easy-to-find, inexpensive ingredients and are brought together by a creamy dressing.

For this one, made with canned tuna, I drew on inspiration from my colleagues' favorite recipes. I went with little elbow macaroni because it allows the fork to capture a mixture of the varied ingredients in each bite. I added chopped egg for more protein and heft, and moderned up the dressing a bit by making it with the usual mayonnaise mixed with tangy Greek yogurt.

For crunchy contrast, I favored chopped onion, celery and radishes. If you want to veg it up more, you could sub in fresh corn, halved cherry tomatoes, or chunks of cucumber or zucchini.

A little Dijon mustard and Creole seasoning gave the mild dressing punch, but you can also go further with minced serrano or crushed red pepper flakes.

That's the joy of this salad — just how versatile it can be.

We ate the pantry-friendly dish for dinner on a Friday night. Then on Saturday, I scooped leftovers into a lidded container and slipped that into a soft-pack cooler as a take-along lunch on one of our hikes.

Mid-hike, we found a spot of leafy shade near a stream running along the trail. Hiking boots off and feet in that icy water, I fished the salad out, dug in and — just like that — I'd made my very own good-times-noodle-salad summer memory.



REY LOPEZ FOR THE WASHINGTON POST; FOOD STYLING BY LISA CHERKASKY FOR THE WASHINGTON POST

Tuna Pasta Salad

8 to 10 servings

To save time, put your pasta and eggs on the stove to cook, and then begin chopping the vegetables.

Make ahead: The eggs can be cooked up to 3 days in advance; the pasta up to 1 day. If you want to make the salad a day ahead, make the dressing and combine the vegetables with macaroni, but do not add the tuna or dressing until about 30 minutes before serving. This will keep the salad creamier.

Storage: Refrigerate for up to 4 days. If the salad seems dry after refrigeration, stir in 1 to 2 tablespoons of yogurt or mayonnaise to make it creamier.

Substitutions: Use canned salmon in place of tuna, if you like; Any crunchy vegetables work well, such as carrots, cucumber, bell pepper.

Total time: 40 mins

From recipes editor Ann Maloney.

Ingredients

- 1/4 teaspoon fine salt, plus more to taste and for pasta water
- 12 ounces elbow, cavatappi or any favorite small pasta shape
- 2 large eggs
- 3/4 cup mayonnaise, plus more as needed
- 1/4 cup plain Greek yogurt (whole-milk or reduced-fat), plus more as needed
- 1/4 cup sweet or dill pickle relish
- 2 tablespoons Dijon mustard
- 1 teaspoon Cajun or Creole seasoning
- 1/2 teaspoon freshly ground black pepper, plus more as needed
- 1/2 teaspoon sweet paprika, plus more for garnish
- 1 small sweet onion (4 ounces), chopped
- 2 stalks celery, chopped (leaves reserved for optional garnish)
- 2 small radishes, chopped
- 2 scallions, thinly sliced
- Two (5-ounce) cans tuna in water, drained

Steps

- Bring a large pot of lightly salted water to a boil. Add the pasta and cook according to package directions until al dente. Drain and quickly rinse under cold running water to stop cooking.
- Add about 1 inch of water to a medium, lidded pot and bring to a boil. Place the eggs in a steamer insert that fits in the pot and gently lower the steamer in the pot. Reduce the heat to medium-low, cover and steam the eggs for 13 minutes. Meanwhile, in a medium bowl, combine ice and cold water. When eggs are finished steaming, transfer them to the ice bath and let sit for 3 minutes. Peel immediately, then chop them.
- While the eggs are steaming, in a large serving bowl, mix together the mayonnaise, yogurt, relish, mustard, Cajun seasoning, pepper, paprika and salt until thoroughly combined.
- Add the macaroni, eggs, onion, celery, radishes and scallions, and toss gently until all of the ingredients are coated in dressing. Add the tuna and toss until well distributed, but try not to break some of the bigger chunks of the fish.
- If the salad seems too dry, add more mayonnaise or yogurt, 1 tablespoon at a time, until it reaches the desired consistency. Taste, and season with more salt and/or pepper, as needed.
- Sprinkle lightly with more paprika and top with torn or chopped celery leaves, if using, and serve, family-style.

Nutrition | Per serving (1 cup), based on 10: 320 calories, 29g carbohydrates, 58mg cholesterol, 16g fat, 2g fiber, 14g protein, 3g saturated fat, 459mg sodium, 4g sugar

Recipe tested by Ann Maloney; email questions to food@washpost.com

It's possible to smoke tofu without stepping outside



Joe Yonan
WEEKNIGHT VEGETARIAN

Smoke is in my bones, in my blood.

My love for the flavor goes back to my days as a competitive barbecue judge — and farther back to my West Texas childhood, when my brother and stepdad made a smoker out of an old oil drum and my brother started obsessing. He took me along for the ride, literally, when he would drive around the region and beyond, looking for the perfect brisket.

You'd think that all would have gone out the window when I stopped eating meat, and much of it has. I still remember my last taste of brisket at Austin's famed Franklin Barbecue more than a decade ago; as I marveled at the smoke ring, tenderness and juiciness, I knew intellectually that it was the Platonic ideal – and emotionally that it didn't move me. It took me many months to realize that what I had lost a taste for was the beef, not the smoke. Not by a long shot.

Thankfully, nowadays, I can get my smoke fix from so many other foods. I've gone on record as a fan of the smoked egg salad at Baltimore's Neopol Savory Smokery (which has a popular counter at D.C.'s Union Market). I'm a sucker for smoked cheeses, and earlier this summer I couldn't stop talking about the smoked kalamata olives I discovered on a Whole Foods Market olive bar.

Those are products I buy already smoked. What I've done much less over the years is smoke foods myself, even though I have a big backyard that includes an outdoor charcoal grill that I could rig up for low-and-slow cooking (a.k.a. barbecue). I'll blame it on a combination of a busy family and work life and less tolerance for the heat and mosquitoes of the D.C. summertime (and sometimes spring and sometimes fall), but whenever I cook outside, I want to make it as quick as possible.

The one home-smoked food that keeps tempting me, though, is one of my other great loves: tofu. One of Neopol's other standout products is its smoked tofu, which I love to crumble up and bind with mayonnaise and scallions. Every time I do, I marvel at how wonderfully wood-kissed the tofu is, with a flavor that's simultaneously more pronounced and more nuanced than the variety I buy from the grocery store, as good as that is. I also like to eat it with greens or rice, stir it into chilis or put it on such dishes as okonomiyaki, the Japanese cabbage pancake.

Ever since I read Steven Raichlen's "Project Smoke" several years ago, I've been meaning to try one of his techniques for smoking tofu, but I kept stopping at the hurdle of that outdoor setup. Then a reader asked in a comment recently about how to smoke their own, so I doubled down and realized that Raichlen had already given me the key, with a short reference to how well tofu takes to stovetop (a.k.a. indoor) smoking. I don't have a stovetop smoker (like those made by Camerons), but I soon realized I didn't need that, either. With the help of some instructions in Cook's Illustrated, I used my Dutch oven, wood chips, a steamer basket and some aluminum foil to do the trick.

Turns out, it's pretty darn easy: You just line the bottom of the pot with foil, sprinkle it with wood chips (unsoaked, which means they'll start smoking sooner), and top that with a steamer basket. Thick slices of seasoned tofu (I used barbecue rub) go on the steamer, you tent it with more foil, and set the pot over high heat. In just a minute or two, once the wisps start to rise, you reduce the heat, cover the pot and use more foil to seal up the rim. In about 20 minutes, the tofu takes on a lovely smoke flavor. You can eat it as is (it's delicious), mash it with mayo for the aforementioned salad, or turn it into something even more meal-worthy by searing the tofu in oil and serving with your favorite barbecue sauce.

It's not classic barbecue, and it's no project. Instead, it's one of my favorite proteins, bathed in one of my favorite flavors. And just in case you were wondering, it came with another bonus: Surprisingly, the recipe didn't set off my smoke detector.



PHOTOS BY SCOTT SUCHMAN FOR THE WASHINGTON POST; FOOD STYLING BY CAROLYN ROBB FOR THE WASHINGTON POST

Stovetop Smoked Tofu

4 to 5 servings

You can use the tofu straight out of the smoker setup just the way you would store-bought smoked tofu, or you can take the extra step here of searing the tofu until it's crusty and serving with barbecue sauce.

Storage: Refrigerate for up to 5 days.

Active time: 20 mins; **Total time:** 40 mins

Adapted from "Project Smoke" by Steven Raichlen (Workman, 2016), with stovetop smoker instructions adapted from Cook's Illustrated.

Ingredients

- 1/2 cup wood chips, preferably cherry, maple or pecan (not soaked)
- 1 pound extra-firm tofu, drained and patted dry
- 1 tablespoon melted vegan butter
- 1 tablespoon favorite barbecue rub (may substitute 1 1/2 teaspoons each smoked paprika and brown sugar, plus salt to taste)
- 1 tablespoon neutral oil, such as vegetable (optional)
- 1/4 cup favorite barbecue sauce (optional)



A well-sealed Dutch oven can smoke a batch of tofu in about 20 minutes. Just have a plan to open the pot in a spot with very good ventilation.

Steps

- Set up a stovetop smoker by placing a large square of heavy-duty aluminum foil on the bottom of a large Dutch oven with a tightfitting lid. Sprinkle the wood chips on the foil.
- Place a steamer basket on top of the chips.
- Cut the tofu into 3/4-inch slices and prick them all over with a fork. Place the slices on the steamer basket, brush the tops with the melted butter and sprinkle with the barbecue rub, then gently turn over, brush the other side with butter and sprinkle with rub. Tent with another piece of foil.
- Place the pot over high heat until the chips begin to smoke, 1 to 2 minutes. (Turn on your vent hood if you have one.) Cover the pot, then seal the rim with foil. Reduce the heat to medium and cook for 20 minutes.
- Off the heat, and in a well-ventilated area, open the Dutch oven and transfer the tofu to a plate.
- If you want to crisp up the tofu, remove the foil, wood chips and steamer basket setup from the Dutch oven, and return it to medium heat. Heat the oil until it shimmers, and add the tofu in a single layer. Cook until a little crusty on both sides, 3 to 4 minutes per side. Serve with barbecue sauce.

Nutrition | Per serving (1 slice tofu plus 1 tablespoon barbecue sauce): 128 calories, 3g carbohydrates, 0mg cholesterol, 7g fat, 1g fiber, 9g protein, 2g saturated fat, 232mg sodium, 5g sugar

Recipe tested by Joe Yonan; email questions to food@washpost.com

FOOD

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Broccolini gets a Middle Eastern boost from tahini sauce and pistachios



Ellie Krieger
NOURISH

Some of the best meals I've eaten lately have been at what seems to be a bloom of refined, yet relaxed, Middle Eastern restaurants around the country. I've swooned over warm, pillowy pitas, impossibly creamy hummus, and sumptuously charred fish and lamb at Albi in D.C., Galit in Chicago and Shukette in New York, to name a few. As a nutritionist, I'm admittedly biased, but the vegetable dishes at these meals have excited me the most, because instead of feeling secondary to the proteins and breads, they were equally alluring, and made so using the most healthful ingredients.

This recipe is my way of bringing a taste of that home.

It captures one way the vegetables in these restaurants are commonly served: char-cooked and piled on top of a luxurious smear of labneh or yogurt, drizzled with a rich tahini or herb sauce, and showered with fragrant spices and herbs.

It's a template layered with textures, flavors and aromas that welcome variations galore.

I went with broccolini which, when grilled, becomes tender with lovely crisped edges on the florets. You could roast it instead, if you prefer, or swap in another vegetable, such as roasted carrots or slices of grilled eggplant or zucchini. Arrange it over a smear of labneh or Greek yogurt, drizzle with a lemony tahini sauce, then dust with ground sumac (you could substitute za'atar or finely grated zest from the lemon used in the tahini sauce). A sprinkling of toasted pistachios — you could also use pine nuts or sunflower seeds to make it nut-free — and a shower of fresh mint (or any tender herb), makes it an accolade-worthy dish, delightful as a light meal on its own, scooped with warm pita or as a spread of small plates.

Since you can plate this warm or at room temperature, it makes for a relaxed, shareable eating experience, which adds to the joy of the dish, and captures the essence of the Middle Eastern table.

Krieger is a registered dietitian nutritionist, cookbook author, and cooking show and podcast host. Learn more at elliekrieger.com.



TOM MCCORKLE FOR THE WASHINGTON POST; FOOD STYLING BY GINA NISTICO FOR THE WASHINGTON POST

Grilled Broccolini With Tahini

4 servings

Make ahead: The broccolini can be grilled and refrigerated up to 2 days in advance; serve warm or at room temperature.

Storage: Refrigerate separately for up to 4 days. The tahini sauce may need to be loosened up with a little water until the desired consistency is reached.

Substitution: No sumac? >> Use za'atar or finely grated lemon zest.

Total time: 25 mins

From cookbook author and registered dietitian nutritionist Ellie Krieger.

Ingredients

- 2 heads broccolini (10 ounces each), tougher bottom third of stems trimmed and discarded
- 2 tablespoons olive oil
- 1/4 plus 1/8 teaspoon fine salt, divided
- 1/4 cup unsalted, shelled pistachios
- 1/4 cup well-stirred tahini
- 1 1/2 tablespoons fresh lemon juice
- 1/4 cup water, or more as needed
- 1/2 cup labneh or Greek yogurt
- 1/2 teaspoon ground sumac
- 1/4 cup fresh mint leaves, the small leaves left whole, larger leaves torn
- Flaky sea salt

Steps

- In a large bowl, toss the broccolini with the oil and 1/4 teaspoon of the salt until combined.
- Prepare a grill for direct heat: If using a charcoal grill, light the charcoal or briquettes; when the briquettes are ready, distribute them on the grill. For a medium-hot fire (400 to 460 degrees), you should be able to hold your hand about 6 inches above the coals for 4 or 5 seconds. Close the lid and open the vents about a quarter of the way. Have ready a spray water bottle for taming any flames. (Alternatively, preheat a grill pan to medium-high.)
- Grill the broccolini, turning it several times, until it's tender and the tops are nicely charred, about 6 minutes total.
- In a medium dry skillet over medium heat, toast the pistachios, tossing frequently, until fragrant and a shade darker, about 5 minutes. Transfer to a cutting board to cool, then coarsely chop.
- In a small bowl, stir together the tahini and lemon juice until combined. Add the water, 1 tablespoon at a time, until the mixture is the consistency of thin pancake batter. Stir in 1/8 teaspoon of salt.
- To serve, spread 2 tablespoons of labneh or yogurt onto each plate. Divide the broccolini among the plates, placing it on top of the yogurt. Drizzle each with the tahini sauce, then evenly divide the pistachios, sumac, mint leaves and the flaky salt.

Nutrition | Per serving (1 plate): 251 calories, 16g carbohydrates, 1mg cholesterol, 19g fat, 6g fiber, 9g protein, 3g saturated fat, 354mg sodium, 3g sugar

Recipe tested by Olga Massov; email questions to food@washpost.com

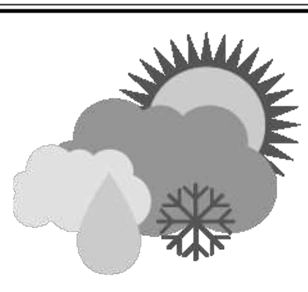


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How to dispatch a prolific crop of cherry tomatoes

Q&A

AARON HUTCHERSON AND BECKY KRYSTAL

Each Wednesday at noon, Aaron Hutcherson and Becky Krystal answer questions and provide practical cooking advice in a chat with readers at washingtonpost.com/community. *Aaron and Becky write and test recipes for Voraciously, The Post's team dedicated to helping you cook with confidence. Here are edited excerpts from a recent chat. Recipes whose names are capitalized can be found in our Recipe Finder at* washingtonpost.com/recipes.



AARON HUTCHERSON/THE WASHINGTON POST

Find our recipe for Baked Feta Pasta at *washingtonpost.com/recipes.*

Q: I have an abundance of cherry tomatoes in my garden. Can I make tomato soup with them? What else? I need as many ideas as you can give me!

A: I wouldn't use them for soup. They have a much higher ratio of seed and skin to fleshy interior. The Blackened Salsa from our archives is superb and an easy way to use a lot.

— Becky Krystal

A: Also consider Roasted Cherry Tomato Confit. And then there's the Baked Feta Pasta that would also put them to good use.

— Aaron Hutcherson

Q: I made a large batch of corn chowder. Can I freeze it?

A: Yes, you can freeze corn chowder. The cream might separate, but you can just stir it while you heat it back up to reincorporate.

— A.H.

Q: I've noticed that some of my cake recipes specifically say not to use Greek yogurt. Why? Is it too thick?

A: Yup! It is strained, so you lose a decent bit of liquid that way (or whey, ha-ha).

— B.K.

Q: I see a lot of recipes with fish sauce. Also oyster sauce. For those with shellfish allergies, what are good substitutes?

A: Generally fish sauce is made from anchovies, so check the label and you might be okay to use it if you have a shellfish allergy. I'm actually allergic to fish sauce, so often I simply use soy sauce or tamari instead. We also have a recipe for No-Fish Sauce in our archives if you want to make your own substitute at home.

— A.H.

Q: I often buy nice looking garlic only to find that inside each clove it has already sprouted the bitter green stem. How can tell if the garlic is fresh, or at least doesn't have the green stem that needs to be removed?

A: Certainly avoid any that are already sprouting in the store.

Look for heads where the cloves are tightly packed, nothing soft or shriveled. Cloves should be firm and plump. Honestly, these days I don't even really sweat the green stem. Here's what Cook's Illustrated says: "In recipes, we found that removing the sprouts from older garlic cloves didn't matter, since the strong taste of the cloves overpowered that of the sprouts. We also found that the harsher taste of sprouted garlic was detectable only in dishes calling for a lot of garlic (aglio e olio) or where it was the primary flavoring (aioli)."

— B.K.

Q: Is an air fryer just a convection oven? Can I use the Cuisinart toaster oven for the same purpose?

A: They operate based on the same concept, but an air fryer is a more powerful convection oven. There are some toaster ovens that include an air fryer function, so it depends on what model you have. Even so, I've heard that air fryer toaster ovens aren't quite as efficient as the basket-style air fryers.

— A.H.

Q: I've been craving pasta salad recently. I neglected to add an acid of any sort to my shopping list. All I have in my pantry at present is plain white vinegar. I've purchased cherry tomatoes, black olives and diced ham for my other ingredients. Can I use the vinegar I've got? What other choices for an acid might you suggest?

A: I tend to stay away from distilled white vinegar in the kitchen (aside from maybe in a pickling liquid) because it's pretty harsh. Yes, you can use it, but I'd use about half the amount the recipe recommends and adjust from there. You can also use citrus juice or pickled ingredients to add the acidity you might normally get from just vinegar.

— A.H.

INGREDIENTS

Know when to reach for liquid sweeteners

BY AARON HUTCHERSON



PEGGY CORMARY FOR THE WASHINGTON POST; FOOD STYLING BY CAROLYN ROBB FOR THE WASHINGTON POST

Liquid sweeteners typically contain about 20 percent water and 80 percent sugar, so adjustments will need to be made to use them in recipes.

There's a wide variety of sweeteners available to home cooks and bakers, including dry sugars and syrups, and natural products and those that are less so. It can be a broad and complex category to cover fully, particularly when you factor in their uses and how they can impact the outcome of recipes.

Liquid sweeteners are great for stirring into drinks, whisking into dressings and mixing into sauces in savory cooking. In the world of desserts and baking, syrups can add shine, create smoother textures, enhance browning, add moisture and contribute more to flavor than just sweetness, depending on the type used.

Perhaps the most obvious difference between liquid sweeteners and granulated sugar is moisture content. These syrups typically contain about 20 percent water and 80 percent sugar. So if you were to swap in a syrup for dry sugar in a baking recipe, you'd need to either add more flour or reduce the amount of added liquid to achieve the intended consistency.

"For every cup of liquid sweetener used, reduce the added liquid in the recipe by about 3 to 4 tablespoons," Kye Ameden of King Arthur Baking wrote as a rough approximation for swapping liquid sweeteners for granulated sugar. "If the recipe contains no added liquid, increase the flour by about 3 to 4 tablespoons for every cup of liquid sweetener used (about 1 tablespoon per 1/4 cup)."

However, this only addresses the moisture issue. Liquid sweeteners also have varying levels of sweetness, are more acidic than table sugar (you may need to increase the amount of baking powder or soda to balance it out), and don't contribute the same physical attributes as dry sugar, such as when creaming with butter. It's important to keep all of these things in mind if you want to make ingredient swaps on your own.

Here are the most common liquid sweeteners available in the United States and what you need to know to get the most out of them in your kitchen.

Honey

Honey is perhaps the most natural sweetener, requiring no human involvement aside from taking it from beehives. It starts as flower nectar, which bees collect and transform into the substance we know and love. As it comes from flowers, honey has a floral taste and can vary in color and flavor based on the bees' diet. It is sweeter than granulated sugar by weight (and is the sweetest of commonly used liquid sweeteners). You should store honey at room temperature, as it will crystallize at cold temperatures. But if you happen to put honey in the refrigerator by mistake, you can bring it back to life by submerging its container in hot water.

Molasses

Molasses is a byproduct of the sugar-making process. Sugar cane juice is boiled to form crystals that are removed as granulated sugar, and the liquid left behind is known as light molasses the first time around. The process is then repeated to form dark and then blackstrap molasses. Since the sugar crystals are being removed, it is not as sweet as table sugar. Molasses has a bittersweet flavor with deep, caramel tones.

With each boiling, the syrup becomes darker and stronger in flavor. Light molasses is most common and generally what is called-for in baked goods, such as in this recipe for Molasses Cookies. Blackstrap molasses is most often reserved for savory applications, such as baked beans or barbecue sauce.

You may also see sulfured and unsulfured bottles, which indicates the addition, or lack of, a preservative. (Though the most common brands are unsulfured.) Molasses does not require refrigeration.

Corn syrup

Corn syrup is primarily composed of glucose, a simple sugar, and is made by treating the starch molecules from corn with an acid or enzyme. Not to be confused with the high-fructose corn syrup found in processed foods, the corn syrup available to home cooks, "is typically sold in light and dark versions," staff writer Becky Krystal wrote. "Light corn syrup is flavored with salt and vanilla, while molasses and caramel flavor and color are added to dark."

Compared to table sugar, corn syrup is 30 to 50 percent as sweet. Instead of flavor, corn syrup is primarily used for function, to prevent crystallization in things such as candy, ice cream and sorbet, or to add sheen to thing such as chocolate ganache. (Other liquid sweeteners can do the same.) It will keep indefinitely, opened or unopened, at room temperature. Corn syrup can be refrigerated, but will thicken over time.

Agave syrup

Sometimes called agave nectar, agave syrup is the concentrated juice of agave plants (yes, the same plants that give us tequila). It is sweeter than granulated sugar and has a unique flavor that is sometimes likened to honey or maple syrup. It does not need to be refrigerated.

Agave has been touted as a healthier alternative to table sugar due to its low glycemic index, which is a measure of how a food impacts one's blood glucose levels. However, the "healthy" adjective is misleading, because it is still sugar and will still raise blood glucose levels, according to the University of Illinois Urbana-Champaign Extension.

Maple syrup

The discovery of maple syrup is the stuff of legends. "One is that the chief of a tribe threw a tomahawk at a tree, sap ran out and his wife boiled venison in the liquid," Kate Pickert wrote in Time. "Another version holds that Native Americans stumbled on sap running from a broken maple branch." To whomever first decided to drink the liquid coming from a sugar maple tree, thank you!

Not to be confused with pancake syrup, which is primarily just sweet, maple syrup's flavor is complex with notes of caramel and vanilla. It takes about 40 gallons of tree sap to produce just 1 gallon of maple syrup, and each batch is graded according to color and flavor, with the darker syrups having a stronger maple flavor. It has about the same sweetness as table sugar. Maple syrup is about one-third water, and its high moisture content means that it should be stored in the refrigerator to prevent spoilage.

Pomegranate molasses

Pomegranate molasses is a traditional ingredient in Middle Eastern cooking. Similar to maple and agave syrups, pomegranate molasses in its purest form is made by simply concentrating pomegranate juice (making it typically the least sweet of the ingredients included here, though some recipes add sugar and lemon juice to adjust the balance of sweet and sour).

"Pomegranate molasses is a flavor powerhouse," cookbook author Reem Kassis wrote for The Post. "A balance of sweet and sour, it gives salad dressings acidity without being lip-puckeringly sour. In meat marinades, it tenderizes and produces better browning. Incorporated into sauces and glazes, it adds depth and layers of flavor." It can last up to a year stored in the refrigerator.

EAT VORACIOUSLY

This bean salad has a history, but was permanently branded in Texas

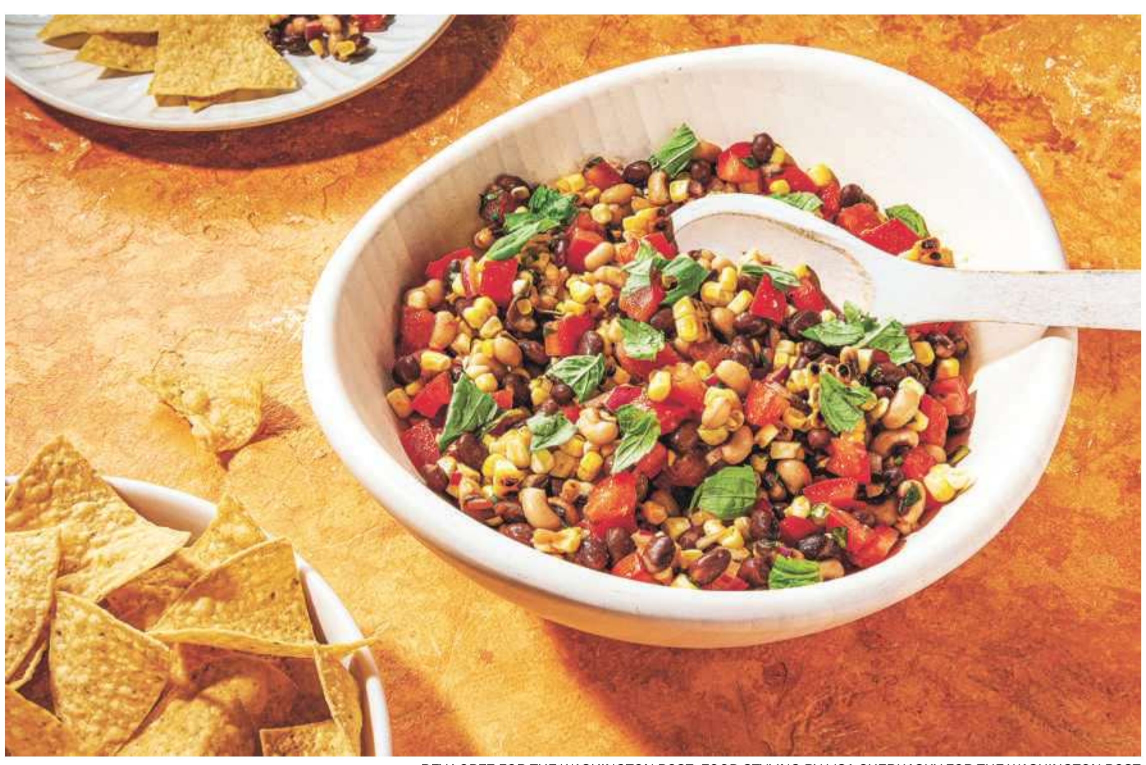
COWBOY CAVIAR FROM E1

travels within the United States and abroad. Marcus would later call Corbitt "the Balenciaga of Food."

In addition to recipes such as poppy seed dressing (which she served over fruit salad), flowerpots (baked Alaskas made in small clay pots and decorated with blooming flowers) and snowballs (frosted cake bites rolled in flaked coconut), Corbitt's legacy includes Texas caviar, originally a simple cold salad of black-eyed peas marinated in a vinegary dressing. "Admittedly not a fan of the legumes, Corbitt decided to mask their flavor by pickling them with garlic and onions, to great success," wrote the editors of Texas Monthly in "The Big Texas Cookbook."

I'm not discounting Corbitt's inventiveness or success, but as I read more and more about Texas caviar, I kept thinking about how similar the recipe is to other, older dishes. South of Texas's border, Mexican ensaladas de frijoles are almost identical to modern versions of cowboy caviar, which is now sometimes made with black beans in addition to black-eyed peas.

Then, I remembered that black-eyed peas are indigenous to West Africa. They were brought to the Americas by enslaved Africans, who were experts at cultivating, harvesting and cooking them. It didn't take me long to discover recipes for saladu nebbe, a cold bean salad of black-eyed peas (nebbe or niebe in Wolof), diced vegetables and herbs in an acidic dressing. "I would posit that saladu nebbe is a dish that has always existed," Thérèse Nelson, chef and founder of Black Culinary History, told me. "Black-eyed peas have been a staple of Senegalese food, West African food for centuries. It's one of those simple salads … that is an amalgamation of available ingredients. It's like pico de gallo, it's like a refreshing palate cleanser for rich, deep stews."



REY LOPEZ FOR THE WASHINGTON POST; FOOD STYLING BY LISA CHERKASKY FOR THE WASHINGTON POST

Ever since my first taste of that Texas caviar outside of Dallas, bean salads have been a favorite of mine. Inspired by these similar recipes from Texas, Mexico and West Africa, I mixed together this version of Cowboy Caviar. It features fresh corn, blistered in a hot cast-iron skillet — though you could also do this on a grill. I knew I wanted there to be a lot of garlic, red onion and chile, for heat, in the dressing, which is made with red wine vinegar and olive oil. In addition to black-eyed peas, I added black beans because I like how they look tossed together with the other ingredients. Diced tomato and basil add a finishing fresh note.

But like all recipes, think of this one as a starting point. Don't like tomatoes? Skip them. Not into garlic? Omit it. Want a more classic Corbitt-style Texas caviar? Use only black-eyed peas and lots of garlicky red wine vinaigrette. No matter how you make it, it's a dish fit for a potluck or party — and makes a great dinner, with tortilla chips on the side.

This is from our Eat Voraciously newsletter, which delivers a quick dinner recipe four days a week, Monday through Thursday. Sign up at *wapo.st/evnewsletter.*

Cowboy Caviar

3 to 6 servings

There are many variations of this bean salad. This one incorporates both black-eyed peas and black beans, plus garlic, onion, tomatoes and corn. Feel free to add to it: Chopped bell peppers, fresh chiles and cilantro would all be great additions. No fresh corn? Use frozen and steamed or canned. The salad is even better the next day.

Make ahead: Refrigerate for at least 30 minutes before serving.

Storage: Refrigerate for up to 4 days.

Active time: 25 mins; **Total time:** 55 mins

From staff writer G. Daniela Galarza.

Ingredients

- 2 large ears corn, husked (may substitute 3 cups canned corn, drained)
- 1/3 cup olive oil
- 1/4 cup red wine vinegar
- 2 cloves garlic, minced or finely grated
- 1 small red onion (4 ounces), diced
- 1 jalapeño, diced, or 2 tablespoons hot sauce, such as sriracha or Louisiana hot sauce (optional)
- 1/8 teaspoon fine salt, plus more to taste
- Freshly ground black pepper
- 1 (15-ounce) can black-eyed peas, drained and rinsed (may substitute 1 1/2 cups cooked black-eyed peas)
- 1 (15-ounce) can black beans, drained and rinsed (may substitute 1 1/2 cups cooked black beans)
- 3 ripe plum tomatoes (10 ounces total), diced
- 3 tablespoons chopped fresh basil (optional)
- Corn chips, for serving (optional)

Steps

- Heat a cast-iron skillet over high heat until you see a few wisps of smoke. Add the corn cobs and cook until some of the kernels brown and blacken, about 2 minutes. Turn them, and continue to cook, rotating them every few minutes, until the corn is lightly browned all the way around. Transfer the corn to a plate. (If using canned corn, there is no need to cook it.)
- In a large bowl, whisk together the olive oil, vinegar, garlic, red onion, jalapeño or hot sauce, if using, salt and a few grinds of black pepper. Add the black-eyed peas and black beans and stir to combine.
- Cut the corn off the cob and add it to the bowl, along with the tomatoes and basil, if using. Stir well to combine. Taste, and adjust the seasonings, adding more salt and/or pepper if needed. Refrigerate for at least 30 minutes before serving. Serve with corn chips on the side.

Nutrition | Per serving (1 cup), based on 6: 314 calories, 46g carbohydrates, 0mg cholesterol, 13g fat, 16g fiber, 15g protein, 2g saturated fat, 252mg sodium, 5g sugar

Recipe tested by Kara Elder; email questions to food@washpost.com

WINE

For Sicilian winemakers, wildfires sparked by climate change are a new reality

It can take years to reestablish vineyards after they're burned

BY SOFIA ANDRADE



FABIO GAMBINA/DONNAFUGATA VINEYARDS

Firefighters in Sicily are charged with protecting people and property first, so a fire at a vineyard such as Donnafugata might have to be contained by the winery for hours.

The deadly wildfires raging in Sicily last month put the effects of climate change on tourism into high relief, as thousands struggled to flee the island while firefighters addressed what they estimated were some 650 fires over a three-day period in late July. The fires also shone a light on another industry affected by climate change: wine.

"People in the city complain about the temperature, the heat, the smoke, but it is nothing compared to people who dedicate all their life to growing almonds, olives, grapes," said Dario Vento, a guide who gives bicycle tours of Sicily's landscapes.

In recent decades, Sicily has become Italy's largest wine-producing region by landmass. Its Mediterranean climate and volcanic soil make it an ideal home to over 98,000 hectares of vineyards.

It's also leading the pack in innovation. While Sicily's wine industry of the mid-20th century was more concerned with bulk than flavor — leading to a boom in inexpensive Sicilian wines in Europe and beyond — the 1980s, 1990s and 2000s predicated a return to quality.

This shift came first with a focus on foreign grapes, such as chardonnay and merlot, but by the early 2000s, Sicily's own carricante, frappato and nerello mascalese came to define what has now become a widely celebrated and internationally regarded viniculture.

Rising temperatures in southern Italy linked to climate change, however, pose a growing risk to wine production. Extreme dry heat — including recent heat waves across the Mediterranean — and increasingly powerful wildfires, such as the ones in Catania and Palermo this summer, threaten to derail the still-developing industry and represent an obstacle to business as usual.

Many of Sicily's winemakers focusing on indigenous grape varieties know this, which is why coalitions of wine producers are taking steps to reduce their carbon footprint in the vineyard and the winery.

Donnafugata, a fifth-generation wine producer with a focus on "authentic Sicilian wines" using indigenous nero d'avola and grillo grapes, emphasizes sustainability. According to owner and CEO José Rallo, the wine producer doesn't use any chemical herbicides or fertilizers, takes steps to fight erosion and generates "clean energy" in its production. Rallo is also on the board of Assovini Sicilia, a coalition of 91 island wineries that promote Sicilian wine and are committing to using lighter bottles made from recycled Sicilian glass. Lighter bottles are less energy-intensive to manufacture or ship.

"Agriculture is responsible for a serious quantity of emissions, so we have the responsibility to improve our way of cultivating the vineyards and producing our wines," Rallo said.

Grapes are sensitive to heat. Depending on when they're exposed to it, the result can be decreased yields or lower-quality, less-acidic grapes. Grapes can also dry out when sunburned, which can result in brown, bitter wines. This July, which was deemed the hottest month ever on record, laid heat problems bare for Sicily wineries. (Heat records go back to 1880.)

Alessio Planeta, the co-owner of Planeta Winery, a centuries-old institution that owns wineries throughout five territories on the island, said that this year's high temperatures will negatively impact this year's harvest by 25 to 30 percent compared to the average year.

Planeta wasn't affected by fires this time around, though in the past some of its vineyards, especially in the forest-surrounded Etna region, have been affected by smoke taint. To prevent nearby fires from burning up their vineyards, wine producers have to tend to their crops frequently, removing dry brush and, where possible, creating firebreaks, or gaps in vegetation that act as a barrier between a potential fire and the vineyards.

"It takes a lot of labor work and investments, but it's very important to do it," Rallo said.

While bigger, more established wineries such as Planeta and Donnafugata have the ability to do this preventive work regularly, the same measures aren't always available to smaller farmers with fewer resources.

"We are lucky that we … have everything clean," said Patricia Toth, a winemaker with Planeta. "But things have to get better at the regional level."

And as fires get stronger, more preventive work is needed to protect vineyards. Climate change is bringing hotter temperatures and drier winds to areas like Sicily, conditions that facilitate large, difficult-to-control fires.

In 2012, when Vini Franchetti's vineyard on Mount Etna was directly affected by wildfire, half of the chardonnay, grown at high altitudes on the side of the active volcano, was lost. Letizia Patanè, U.S. and Asia export manager for Vini Franchetti, said the grapes were "totally burnt."

Even the vines that weren't damaged by fire that year were affected by smoke taint: "One of our wines, a red, was tasting like smoke because the grapes were in contact for a long time with all the environment, which was all burnt," Patanè said.

Instead of the 30,000 bottles of chardonnay Vini Franchetti expected to produce that season, they produced 12,000. The result was a year of work lost, as the fire happened just before harvest.

When these fires happen in vineyards like Vini Franchetti's, isolated on Etna or other wine-rich regions, it's often up to the wine producers themselves to manage it. Italy's forestali, the law enforcement officers in charge of managing forest fires, have to prioritize houses and people. Patanè said they don't often have the resources to make it to these difficult-to-reach vineyards in time to curb a rapidly spreading fire. On some nights, it has taken Vini Franchetti workers more than six hours to contain the spread.

Vineyard losses from fires carry over into the rest of the year and can affect future production. Patanè said workers need to spend the months after a fire working to prune the vines more than usual to restore harvest patterns.

If a vineyard is destroyed due to fire, Rallo estimated, it could take between five and seven years before there could be quality production there again.

Morgan Tingley, an associate professor of ecology and evolutionary biology at the University of California at Los Angeles, said that a hotter world due to climate change is a drier one as well. "More of the globe is more at risk of having a fire start than at any previous time, and those fires are now also more likely to be bigger," he said.

Vegetation, especially, gets drier at higher temperatures, leading to increased fire risk.

Hannah Cloke, a climate scientist, natural hazards researcher and professor of hydrology at the University of Reading in England, similarly sees the relationship between climate change and wildfires as one of heat waves and drought.

"There are the fingerprints of climate change in these fires," Cloke said. "Even in those places that are prepared for fire, it can overwhelm people very quickly."

In a warming world, vineyards in fire-prone areas such as Sicily and elsewhere in the Mediterranean are under increased risk. But while Mediterranean climates are "predisposed to burning," according to Tingley — and indeed, fires in Sicily are not a new phenomenon — they are bound to keep getting stronger.

Rachele Fiorelli, a tour guide in Palermo, said that in Sicily "In past seasons, the fires were generally concentrated in forests around the city, but nothing compared to [July]."

"Sometimes, I hear people say, 'Oh, maybe it's not global warming,'" Alessio Planeta said, recalling Sicily's July fires. "There was global warming in Sicily that week, I can tell you."



ALBERTO LO BIANCO/LAPRESSE VIA AP

Fire burns near the towns of Alcamo and Partinico in western Sicily on Aug. 27.

Recommendations

Sicilian wines are worth seeking out and can be tremendous values. Here are three bottles from Sicily — two reds and one white — from Dave McIntyre's past recommendations.

GREAT VALUE
Fabrizio Vella Rosso 2020
Sicily, Italy, $15

This is nero d'avola, made in a natural style with minimal intervention in the winery. Fresh and lively, there's tension, or energy, on the palate, with effusive blackberry and raspberry fruit. Lovely wine, from certified organic fruit. The same producer makes a delicious white from the catarratto grape as well. ABV: 12.5 percent.

Imported by Omni Wines. Distributed by Impero Wine Distributors.

GREAT VALUE
Planeta La Segreta Nero D'Avola 2020
Sicily, $17

Nero d'avola makes a medium-bodied red that tastes a lot like the heftier syrah. That makes it a great red wine for summer meals such as grilled burgers or steaks. Give it a few minutes in the refrigerator door to help lift the aromas. Kudos for the eco-friendly light bottle. Alcohol by volume: 13 percent. Bottle weight: 390 grams (Light).

Imported by Taub Family Selections. Distributed locally by Republic National.

Masseria del Feudo Grillo 2019
Sicily, $18

Lemon zest, lemon curd, even that wayward squirt of juice that surprises you when you're cooking — this wine brings to mind images of those mythical luncheons in a citrus grove you see in travel magazine photo shoots. Except you're on your patio or deck, and that's just fine. Certified organic grapes. ABV: 13 percent.

Imported and distributed by Dionysos Imports.

Prices are approximate. For availability, check Wine.com, Wine-searcher.com and the websites and social media feeds of the wineries, importers or distributors. You can also ask your local retailer to order wines from the distributors listed.

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Wine of the Week
"There's a nice winey feel to this red, with dark plum and cherry puree flavors mixed with licorice and mesquite notes. Persistent on the finish, with a lingering graphite edge." — 90 pts, Wine Spectator
Brotte Cairanne "Creation Grosset" 2019 12.99 Regular $16.99

1.5L Wines
Lindeman's 7.77
Barefoot 8.88

Liqueur
Caravella Limoncello 17.99
Don Ciccio • Limoncello • Mandarinetto 28.88

Liquor
See website for full sale
★ 750ml Sale ★
Patrón • Blanco 48.99 • Reposado 52.99 • Añejo 58.99
Nikka • Coffey Malt • From the Barrel 74.88
Bulleit • Bourbon • Rye 27.99

★ 1.75 Liter Sale ★
Stoli 24.99
Tanqueray 34.99
Chivas Regal 51.44
Canadian Mist 14.88
Luksusowa 18.99
Jack Daniel's 38.44
Famous Grouse 26.22
Mount Gay 34.99
Zelko 8.99
Kentucky Gentleman 9.99
Seagram's VO 23.99
Montezuma Gold • White 18.99

★ Wine ★
Cambria "Katherine's" Chardonnay (90 WS) 14.88
Substance Sauvignon Blanc (90 JD) 11.99
Château Marjosse Bordeaux 2019 (90-92 WA) 14.99
Cave de Lugny "Les Charmes" Mâcon-Lugny 13.88
Lyric by Etude Pinot Noir 14.99
Louis Jadot Beaujolais-Villages 11.88

La Cheeserie
Nova Scotia Smoked Salmon Reg. $24.49 22.99 1/2 LB
CW Fresh Egg Salad Reg. $8.99 6.99 LB
Amora Dijon Mustard Reg. $5.99 4.99 15.5oz Jar
Campo de Montalban (Spain) 14.99 LB
Cantal Cheddar d'Auvergne (France) 13.99 LB
Grana Padano (Italy) 12.99 LB
Raclette (Switzerland) 12.99 LB
Saint Agur Blue (France) 26.99 LB
Swiss (Germany) 7.99 LB

Beer Sale
see website for full sale
Devils Backbone Vienna Lager 17.99 15PK Cans Reg. $21.99
Pilsner Urquell 30.99 2X12PK Bottles REG. $34.99

★ Freshly Sliced Deli Meat ★
Hungarian Pick Salami Reg. $13.49 11.49 1/2 LB
Spanish Serrano Ham Reg. $14.49 11.99 1/2 LB
Citterio Genoa Salami Reg. $9.99 6.99 LB
Citterio Mortadella w/ Pistachios Reg. $8.99 5.99 LB
Citterio Sopressata Reg. $15.99 11.99 LB

★ Coffee ★
Kenya AA Regular Reg. $12.99 7.98 LB
Decaffeinated Reg. $13.99 8.98 LB

★ Fine Pâté ★
Campagne Reg. $8.99 7.49 1/2 LB

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Obsession helped elevate pizza from humble to high art

PIZZA FROM E1



MARK WEINBERG/UNA PIZZA NAPOLETANA

But Conte abruptly reversed course in the mid-2010s. His career change came not long after a few conversations with Edan MacQuaid, a pizzaiolo who was consulting at a sister restaurant to the Oval Room. Conte had already started playing with a pasta extruder, which got him reminiscing about his childhood and his father and grandparents, who had emigrated from Pontelatone, just north of Naples, the universally recognized home of pizza.

Conte was hungry to learn more from MacQuaid, who was an ideal teacher. MacQuaid learned how to work a wood-burning oven at Pizzeria Paradiso, a shop off Washington's Dupont Circle, where in 1991 Ruth Gresser took the cooking techniques and ideas that she had absorbed from the legendary educator Madeleine Kamman and applied them to pizza. In his talks with Conte, MacQuaid laid out all the difficult-to-master processes for an artisanal pie — the time, the temperature, the flour, the hydration, the fermentation, everything — to a well-decorated chef who thought he knew something about pizza.

The more MacQuaid told him, the more Conte wanted to know.

"Then he goes, 'It sounds like you're trying to open a pizza place,'" Conte recalls about his exchanges with MacQuaid. "I'm like, 'I guess that's probably it.'"

Conte's Inferno Pizzeria Napoletana in Darnestown, Md., is the kind of place where, after one bite of the chef's puffy and perfectly charred pies, you immediately grasp that pizza can be an expression of the chef's art, as much as any entree on white china with tweezer-applied garnishes. Inferno is one of dozens, maybe hundreds, of craft pizzerias that have helped reform America's reputation. Just a few short decades ago, pizza in the United States was more or less an institutional product, especially in those parts of the country without access to a shop run by third-generation Italian Americans. For much of America, pizza was a commodity, perhaps made with industrial flour, generic canned tomatoes, factory-made mozzarella and the same eight toppings found everywhere, all baked by a teenager worried about Monday's exam.

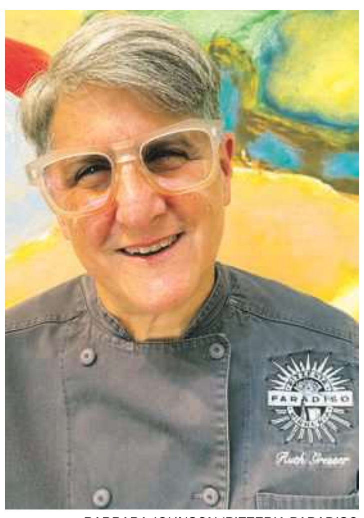
How America, and its cooks and chefs, became obsessed with artisan pizza is a complicated tale, one involving the rise of the internet, food television and social media. But the odds are good that the trendy pizzeria in your neighborhood also owes a debt of gratitude, directly or indirectly, to a small handful of artisans who rethought pizza in this country. Call it Six Degrees of Chris Bianco. Or Anthony Mangieri. Or Peter Pastan. Or Ruth Gresser. Or Peppe Miele, the Naples native who served the first certified Neapolitan pizza in America — in 1992 at Antica Pizzeria in Los Angeles.

Bianco, the 61-year-old founder of Pizzeria Bianco in Phoenix and Los Angeles, doesn't think of himself as the godfather of craft pizza in the United States, even if he first started selling pies in 1988 in the back of a specialty grocery store. That's just not how his brain works underneath that shock of gravity-defying gray hair: Bianco sees himself as part of a long continuum of pizzamakers in America, beginning in the late 1800s with Italian immigrants who brought their cooking traditions with them.

Those immigrants didn't always have access to the freshest ingredients, Bianco notes, or maybe they imported many of the necessary products from the mother country. By the time chains and food manufacturers entered the pizzamaking business in the 1950s and 1960s, the quality had diminished to commodity-product levels. Many Americans ate mass-produced frozen pizza baked in home ovens, or they waited for pies to be delivered straight to the doorsteps, no questions asked.

Bianco didn't necessarily rethink pizza by returning to old Neapolitan traditions. He turned instead to sources such as Gourmet magazine, Alice Waters and Jonathan Waxman at Chez Panisse, even Jean-Louis Palladin at the Watergate Hotel. They were all singing the same tune: local ingredients, seasonal ingredients, classical techniques. Bianco incorporated these ideas into his pizza. He not only hunted for the finest flours — like the stone-milled varieties from Cairnspring Mill in Washington state or Central Milling in Utah — but he started his own line of organic plum tomatoes, Bianco DiNapoli, grown in Northern California.

"I guess I was blessed to be conscious and look around and notice that there were people making change and making better food," said Bianco, a Bronx native who moved to Phoenix in the mid-1980s. "I was lucky enough to have a little bit of a skill set."



BARBARA JOHNSON/PIZZERIA PARADISO

CLOCKWISE FROM TOP: Anthony Mangieri, Shane Hawley and Sean Frederickson build pizzas at Una Pizza Napoletana in New York; Chris Bianco of Pizzeria Bianco in Phoenix and Los Angeles; Ruth Gresser of Pizzeria Paradiso in Washington.



ANDREW TOTH/GETTY IMAGES

As Bianco reminded me, his philosophy has always been to "buy good things grown in good Earth from good people." It's a philosophy not foreign to high-end chefs or even to Italian home cooks, but for pizzamakers in America in the late 20th century? It was a seismic shift, and the James Beard Foundation took early notice: Bianco won a Beard Award for Best Chef: Southwest in 2003, the first pizzaiolo to take home a regional chef medal.

When Bianco won the award, "it was a moment that people were like, 'Whoa, what's going on here?'" said Ed Levine, the founder of Serious Eats, who wrote the book, "Pizza: A Slice of Heaven."

It wasn't, however, much of a shock to Levine. "Chris has always been obsessed," he said. "If you visit Chris, or at least when I did, he wanted to take me to meet all the farmers that he worked with, or farmers would drop stuff off at the pizzeria's back door."

The pioneers of this pizzamaking era had both advantages and disadvantages, which can only be understood from the vantage point of 2023. Gresser and Mangieri, the founder and pizzaiolo at Una Pizza Napoletana in Manhattan, said their pizza education may have started with travel to Italy, but it included trips to the library, too, to seek out books and magazines. The internet, with its easy access to how-to videos, was not yet available to help with their mission.

The goal was to find a book, Mangieri said, that had "an inkling of information that you could pull from and fill in the blanks yourself — and hope for the best."

If Bianco, Gresser, Mangieri and others didn't have the internet to build their base of pizza knowledge, they eventually had it to build their reputations. Contrast this, Mangieri said, to Ed LaDou, the original pizzamaker at Wolfgang Puck's Spago in Los Angeles, or Michele Perrella, the pizzaiolo at the upstairs cafe at Chez Panisse in Berkeley, Calif., who both pushed pizza forward in the 1970s and 1980s. Neither man had listicles, Instagram and TikTok influencers to help turn them into stars.

Food television, social media and the internet were able to fetishize chefs' pizza obsessions in a way that spoke to a new generation of cooks who might have never considered a life slinging pies, Mangieri said. "They are drawn to the excitement of the pizza business," he said. "It seems from the outside like something that's got a lot of potential: It's exciting and sexy. You're working with fire."

The influence these trailblazers had on a younger generation was not always filtered through a third-party medium. Michael Friedman, the proprietor and chef behind All-Purpose Pizzeria in Washington, remembers when he and business partner Michael O'Malley were sitting at the bar after service at their first restaurant, the Red Hen. They were reminiscing about their days working at Mon Ami Gabi in Bethesda. On their nights off, they would find themselves at 2Amys, chef Peter Pastan's temple to Neapolitan pizza in the District, just two more industry worker bees who buzzed around the pizzeria.

In a fit of inspiration, Friedman turned to O'Malley and said, "Wouldn't it be crazy if we did pizza?'" the chef recalled. "A lightbulb went off. I was like, 'Oh my gosh, we have to do pizza!'"

It would take nearly two years for Friedman and O'Malley to open their first All-Purpose. Time was needed for the partners to develop a concept, separate from those who had shown chefs and restaurateurs a path forward in the pizza world. Friedman wanted to open a shop that paid tribute to his upbringing in New Jersey and New York.

"I was interested in bringing back the food of my youth — the restaurants and pizzerias and trattorias of my youth — and trying out deck-oven pizza," Friedman said. His would not be a replica of New York deck-oven pizza, but more of a cheffed-up interpretation of the thin pies that, unlike Neapolitan rounds, are made from a dough that incorporates both a fat and a sweetener. Friedman's pizza starts with a cold-fermented dough built with ultrafine 00 flour — the kind used for Neapolitan pies — as well as whole-wheat flour, extra-virgin olive oil and diastatic malt powder.

"Pizza and bread baking were never something that I thought I would really delve into, and it was a deep dive for me," Friedman said. "All of a sudden, you had a completely different craft that people started playing with. People started fermenting differently, and people started sourcing better. And that's really what the Neapolitan movement did" in America.

The beauty of these pizza trendsetters is that they were not proselytizers. Some may have been following the rules of Neapolitan pizzamaking (as Pastan was at 2Amys for years) or they may have subscribed to the local-seasonal tenets of fine-dining chefs and educators. But they were not dogmatic. They were open to influence.

"For me, I see this as discovery," Bianco said about pizzamaking. "The minute I tell people about what they need to do, that's not my place."

Robbie Tutlewski, the chef and co-owner of Little Donna's in Baltimore, ran the kitchens for Bianco's group of restaurants for years. His title was director of operations, Tutlewski said, but Bianco simply referred to him as "Robbie the rock." A cooking school graduate from the Midwest, Tutlewski had little experience with Bianco's Neapolitan-inspired pizza. He had grown up with tavern pizza, a thin-and-crispy flatbread that's often cut into squares, in and around Gary, Ind.

One of the truths that Tutlewski absorbed at Pizzeria Bianco was that no two pies were ever alike. This truth reflected the many variables, both human and environmental, that could affect a pizza's final flavor, texture and appearance. But it reflected the creator of the pizza, too. Talk to anyone about Bianco, and they'll tell you how unique he is.

"When I met him, he was the first chef that made feel like myself, like I could be myself in this industry," Tutlewski said. "He didn't teach you to be an individual, but the guy himself was such an individual."

When Tutlewski and his wife, Kaleigh Schwalbe, opened Little Donna's in the former Henninger's Tavern, they followed Bianco's lead. Their place would be personal, channeling both Tutlewski's Eastern European heritage and his youth gobbling up tavern pies. The chef's version of tavern pizza is individual, too. It ditches the pie-like crust that Tutlewski remembers in favor of a crispy base built with three flours and baker's yeast, the kind of leavening agent preferred by his mentor.

"It was too much of a gift to work with him to not do something" with pizza, Tutlewski said about Bianco.

Some will tell you — Pastan in particular — that chefs have flocked to pizza in recent years mostly because it's just easier than working in fine-dining — and probably more profitable. I floated this theory by several other pioneers in the field. They all disagreed.

"It is absolutely not easier. It's different," said Gresser, who had worked at white-tablecloth restaurants early in her career. It took Gresser more time than she cares to admit to master her craft, and it continues to evolve.

"I would put up our pizzas today against the ones that came out of the oven on the day we opened, and the ones today would win," she said.

Mangieri said that, yes, from the outside, running a pizzeria can seem easier to chefs, just as making ice cream might seem easier to him after a long day at a 900-degree wood-burning oven. But, Mangieri said, "whether it's making pizza or baking bread or making great ice cream. . . once you make the commitment to be into it and start to do that deep dive, you realize everything is the same. It's all a nightmare."

These preconceived notions about making pizza have a downside, too, Mangieri said. Young chefs — fresh from culinary school and full of themselves — don't always understand the devotion required to feed America exceptional pizza, day in and day out.

"I am in front of the oven and I have made every dough ball for 30 years in our restaurant," said Mangieri. "There is nothing sexy or cool about that when you're working to the point that you can't see straight and your brain hurts and your face hurts."



REY LOPEZ FOR THE WASHINGTON POST

Pizza dough proofs at Inferno Pizzeria Napoletana. Chef Tony Conte's career trajectory took him to several fine-dining restaurants before he turned his attention to pizza.